

A TOWN PLANNING LEGACY: OUTCOMES FROM THE 2012 OLYMPIC AND PARALYMPIC GAMES

This report has been produced by the LLDC Planning Policy Team (Alex Savine, Marina Milosev, James Stanfield, Uzma Ravat and Clayton Thomas), with input from the LLDC Design Team.

Drafting input and proofing by Kerri Blyberg.

Design and document production by Ross Dalziel.





FOREWORD



London Legacy Development Corporation (LLDC) was established in 2012 as the first mayoral development corporation and given a full range of planning powers. This enabled the LLDC to set a vision and spatial strategy for its area and use its policy setting and decision making responsibilities to help achieve a lasting positive legacy from the London 2012 Games.

On 1 December 2024, LLDC's Town Planning Powers return to the four local boroughs of Newham, Hackney, Tower Hamlets and Waltham Forest, making this the right moment to reflect on all that LLDC has achieved from a planning perspective during the last 12 years as a Local Planning Authority (LPA).

East London has become the fastest growing part of the capital, with Queen Elizabeth Olympic Park at its very heart.

As an LPA, LLDC has supported the delivery of new neighbourhoods with high-quality housing, public realm and community facilities at their core. New transport connections have been made, with others improved, while conservation areas have been protected and open space boosted. That high quality infrastructure - schools, public transport and public realm - has and will continue to have a direct impact in improving the quality of life for local people.

Over 13,000 affordable homes have been delivered to date, alongside 420,000 sqm of industrial, commercial and retail floor space, almost 11,000 sqm of this as low-cost and

affordable workspace, all while enabling major cultural infrastructure development at East Bank, supporting successful interim uses at ABBA Arena and Hackney Bridge, and preserving heritage assets such as those at Three Mills island.

All this to meet the diverse needs of local people and our growing city.

This report looks through a town planning lens at whether LLDC has achieved the objectives it set out to achieve when first established in 2012. It tells the story of how key successes have been achieved, highlighting useful case studies and providing a detailed look at each of the core neighbourhoods on and around the Park: Hackney Wick and Fish Island; North Stratford and Eton Manor; Central Stratford and Southern Queen Elizabeth Olympic Park and Bromley-by-Bow, Pudding Mill Lane, Sugar House Land and Three Mills.

It also looks at challenges and lessons learnt, allowing other major regeneration projects to learn from LLDC's experience.

LLDC has made great strides in progressing London's Olympic and Paralympic legacy. Ultimately, the regeneration of Queen Elizabeth Olympic Park and surrounding areas is a UK success story; made possible through the exercise of its ability to create plans, strategy and guidance, apply funding to infrastructure delivery and make robust planning decisions resulting in well designed, inclusive and places.

As planning powers return to the boroughs, LLDC's focus will evolve. However, what will not change is its mission to deliver for local people. As a landowner, developer and regeneration agency, LLDC remains well placed to drive continued delivery for many years to come, hand-in-hand with the local boroughs. Our track record of delivery as an LPA has laid a solid footing for the boroughs to continue the planning legacy and together, LLDC and local partners can begin the next exciting chapter in London's 2012 legacy story.

Suki Kalirai
LLDC Chair (of the Board)



Both the Olympic Delivery Authority and LLDC were given planning powers when they were established and have used these powers to shape the exceptional legacy that we now see on what is now the Queen Elizabeth Olympic Park and its surroundings in Stratford, Hackney Wick, Fish Island and Bromley-by-Bow.

Planning has been an integral part of achieving this, developing the plans for the 2012 Games bid, masterplanning the Park and the areas surrounding it and ensuring that the places, spaces, buildings and infrastructure that have been delivered have been well designed, inclusive and sustainable. What was a mostly neglected area of waterways and declining industry is now a series of thriving centres of business, education, culture and leisure along with thousands of new homes.

This could not have been achieved without the positive approach to plan-making and to decision making, supported by, an innovative and supportive planning decisions committee; to the involvement of the communities and the work of the design and community review panels. None of the excellent place-making work that has been achieved would have been possible without the dedication of the really great people who have worked in the Planning Policy and Decisions Team.

The exercise of these planning powers has been the cornerstone of delivering this world leading legacy and clearly demonstrates the value that planning and planners bring to major regeneration and infrastructure projects and society more broadly. I hope that this report not only tells the story of planning in this success but also provides helpful lessons to those who will work to deliver major change and regeneration elsewhere in the future.

Anthony Hollingsworth
LLDC Director of Planning Policy and Decisions



CONTENTS

1. **Introduction**
2. **Background to the LLDC and the context leading up to 2012**
3. **Key plans and schemes leading to 2012**
4. **LLDC Plans, Policies and Guidance**
5. **Expertise and Decision Making**
6. **Legacy Themes**
7. **The Neighbourhoods**
 - Hackney Wick and Fish Island
 - North Stratford and Eton Manor
 - Central Stratford and Southern QEOP
 - Bromley-by-Bow, PML, Sugar House Land and Three Mills
8. **List of Appendices**
 - Appendix 1: Monitoring Data 2012-2024
 - Appendix 2: Strategic and items funded through CIL and S106
 - Appendix 3: Carbon Offset Projects Funded
 - Appendix 4: Neighbourhood Priorities Fund projects funded
 - Appendix 5: Documents Published with relevance to Planning and Placemaking



INTRODUCTION



In 2012 the Mayor of London established the London Legacy Development Corporation (LLDC) as the first Mayoral Development Corporation (MDC). Its task was to drive forward the long-term legacy of the London 2012 Olympic and Paralympic Games (referred to from here on as the ‘2012 Games’) and create a dynamic new heart for east London, at Queen Elizabeth Olympic Park.

In addition to its development and regeneration functions, the LLDC was established as a Local Planning Authority, with a full range of planning powers and responsibilities spanning a significant area of land around, as well as within, Queen Elizabeth Olympic Park.

On 1 December 2024, the LLDC returns its planning authority functions to the four local boroughs (Hackney, Newham, Tower Hamlets and Waltham Forest) who will reintegrate these into their own planning functions.

This report highlights the key outcomes, achievements and lessons learnt from the LLDC in its role of Local Planning Authority over the last twelve years. While it focuses on this from a planning perspective, by definition, it also highlights some of the key outcomes from the LLDC’s development and regeneration programme.

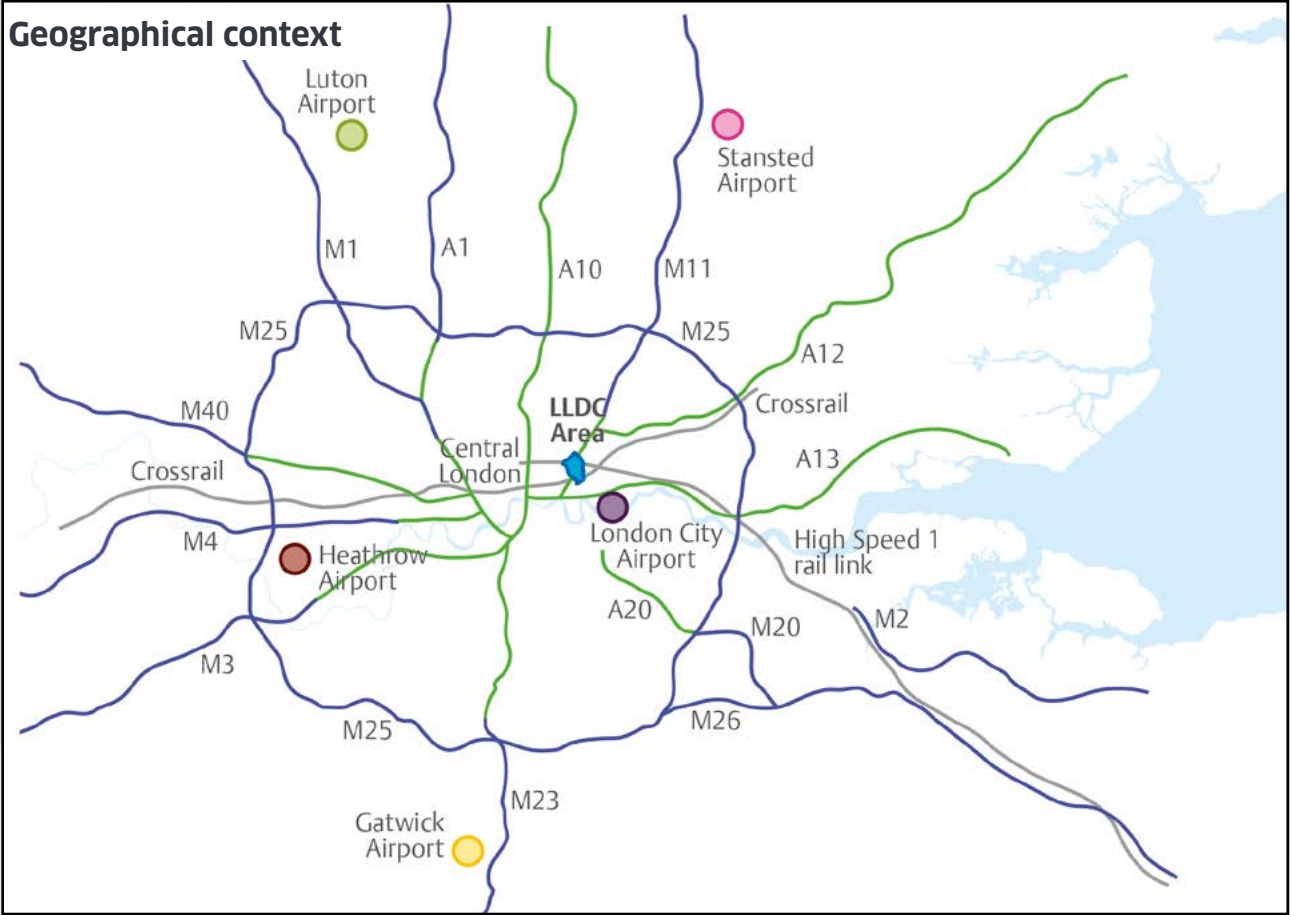
It is hoped that, as well as being of general interest, the report will give some helpful insights and reference points for those set to deliver new major regeneration projects, both in the UK and further afield.



BACKGROUND AND CONTEXT



The Park during the 2012 Games



Background – the road to 2012

In order to understand why LLDC was established, and the plans that have been made and implemented since, it is important to first set out the geographical and planning context pre-2012.

Stratford has long been an important strategic site developing from the 12th century onwards around a key transport junction. 19th century growth centred on railways and the link to the Royal Docks, where raw materials were imported from around the world.

Stratford became the heart of London's industrial growth as well as a place of culture and innovation. However, much of the area fell into decline with the closure of the Royal Docks and a reduction in industrial and commercial activity, increasing levels of social deprivation. From the 1980s and 90s government and the local boroughs sought to regenerate both the areas around the docks and Stratford, with initiatives and plans for this taking shape over time.

The award of the 2012 Games to London in 2005 marked a significant opportunity to achieve these aims. The bid had concentrated minds and the Games presented an opportunity to deal with infrastructure issues and accelerate regeneration in the area. The establishment of the LLDC in 2012 as a Mayoral Development Corporation (MDC) marked a significant point in the political commitment to achieving this long-term legacy.

The LLDC area is set around the River Lee in east London at the point where the Thames Gateway and the London-Stansted-Cambridge growth corridors converge, encompassing parts of the boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest.



A brief history of the LLDC area

	43-410AD	1086
Pre-Roman	Roman Britain	Medieval
Marshland and farm land along the spine of the River Lea	Settlement at Stratford	- Eight tidal mills - Cistercian abbey at Stratford Langthorne - Early development of industry
19th Century	Mid-late 20th Century	Early 21st Century
Industrial expansion	Decline and change	Regeneration
- Expansion focused around waterways and railways - Industry at Fish Island intermingled with back-to back terraces	- Bomb damage - Redevelopment with housing estates - Loss of employment and manufacturing - Under-utilisation of land - Deprivation	- Channel Tunnel - Rail link - Westfield Stratford City - Olympics and Paralympics - LLDC formed

CHALLENGES

- Maintaining and strengthening the area’s economic base
- Attracting international investment and businesses to the new office and other employment locations, and support local enterprises
- Creating an expanded but integrated Metropolitan Centre at Stratford, without severance from the existing Stratford town centre, maintaining existing and creating other new thriving centres
- Maintaining the character and strengths of existing communities and creating new neighbourhoods with distinct identities
- Providing for housing needs in number, size and tenure
- Delivery of planned infrastructure to support growth, including improving connectivity and supporting pedestrians and cyclists
- Protecting and enhancing the natural and built environment, including mitigating the effects of climate change
- Improving health outcomes and life opportunities for those who live and work within the area.

OPPORTUNITIES

- The supply of large areas of land, enabling the development of homes and communities
- The sporting legacy of the 2012 Olympic and Paralympic Games and maximising the use of the Games venues – creating a thriving sport, tourist and visitor destination
- Attracting high-profile institutions, including arts, culture and education to invest in the area’s future
- Raising the profile of the area through building on its appeal as a sport, tourist and visitor destination and creating well designed new developments
- Continued improvements to transport capacity and connectivity, including the enhancement of the waterways
- Further capacity becoming available within the public transport network
- Remediation of land and utilising vacant and underused land for positive purposes
- Working with new and existing communities to create stronger neighbourhoods
- Greening and improving the environment, including biodiversity
- Continued educational expansion for all-ages
- Creating high quality buildings and places, which have inclusive design and maintain and build upon existing local character
- Being an exemplar of sustainability
- To continue to build on the existing low carbon, drainage and other infrastructure.

Olympic Delivery Authority and the London Thames Gateway Development Corporation

Following the award of the 2012 Games to London, the UK Government set up the Olympic Delivery Authority (ODA) to deliver the physical infrastructure and venues that would be necessary to make the Olympic and Paralympic Games happen. The focus was to be an area of the Lower Lee Valley to the west of Stratford town centre. In addition, the ODA was given planning powers within this area to determine planning applications. These would need to be determined in accordance with the Local Plans of the four boroughs and the London Plan, alongside the provisions of the Olympic Act 2006. The ODA’s Planning Decisions Team was established, along with the ODA Planning Decisions Committee.

In 2004, the London Thames Gateway Development Corporation was established by the UK Government, with its designated areas including a part of the Lower Lea Valley. It was wound up in 2013, with its planning powers being handed back to the boroughs in this area at the end of September 2012, with any area that overlapped with the recently established LLDC being incorporated within its planning function instead.

The Olympic Park Legacy Company (OPLC) was established in May 2009 by the Mayor of London and Government as the company responsible for the long-term planning, development, management and maintenance of the Queen Elizabeth Olympic Park. The OPLC owned the Park and its venues and was given responsibility for its transformation and re-opening following the Games. The landownership and these responsibilities were passed to the LLDC when it was established in April 2012.

Chronology of planning organisations

2003-2006
Boroughs as separate Local Planning Authorities (Joint Planning Authorities Team and individual planning committees)

2006-2012
Olympic Deliver Authority - Local Planning Authority (Planning Decisions Team and Planning Decisions Committee)

2012-2024
London Legacy Development Corporation - Local Planning Authority for increased area (Planning Policy and Decisions Team and Planning Decisions Committee)

DECEMBER 2024
Planning powers returned to the Four Boroughs as separate Local Planning Authorities



Stratford Walk, looking west to the London Stadium

London Legacy Development Corporation

London Legacy Development Corporation (LLDC) was established in 2012 as London’s first Mayoral Development, under the powers of the Localism Act 2011. Its purpose was:

“to promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high-quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence.”

The organisation has a wide-ranging remit and uses its levers as a landowner, regeneration agency and local planning authority to achieve its legacy aims.

During the last twelve years, these legacy objectives have been at the heart of the work of the LLDC Board, committees and staff, bolstered by continued cross-party political support and close collaboration with its partners. These factors and the leadership and focus provided by its people have contributed to the success in delivery of new and regenerated places and a transforming economy within its administrative area.

As with previous development corporations, such as the London Docklands Development Corporation, the LLDC was given the power to manage and control development within its area. In addition, it was given a full range of planning powers, with those responsibilities including the determination of all planning applications, the responsibility of preparing a statutory Local Plan (setting out its planning strategy for the area and policies for managing development proposals) and other planning guidance, responsibility for heritage including conservation areas and locally listed buildings, and responsibility for planning enforcement.

LLDC was also given the power to charge a Community Infrastructure Levy (CIL) on development, allowing it to raise funds to contribute towards the cost of infrastructure needed to serve planned new development in the area. In addition to its own local CIL charge, it is also responsible for collecting the Mayor of London’s CIL, passing this on to Transport for London to help meet the costs of the Crossrail project, now operating as the Elizabeth Line.

In essence, the LLDC has been a Local Planning Authority (LPA) with the same remit as any London borough LPA.

The first LLDC Local Plan was adopted in July 2015 and its first CIL Charging Schedule in April 2015, each having been subsequently reviewed and revised. Section 5 of this report provides more information on the plans, policies and guidance put in place, while Section 6 - Expertise and Decision-Making - provides greater detail on the LLDC’s organisational and governance structures.

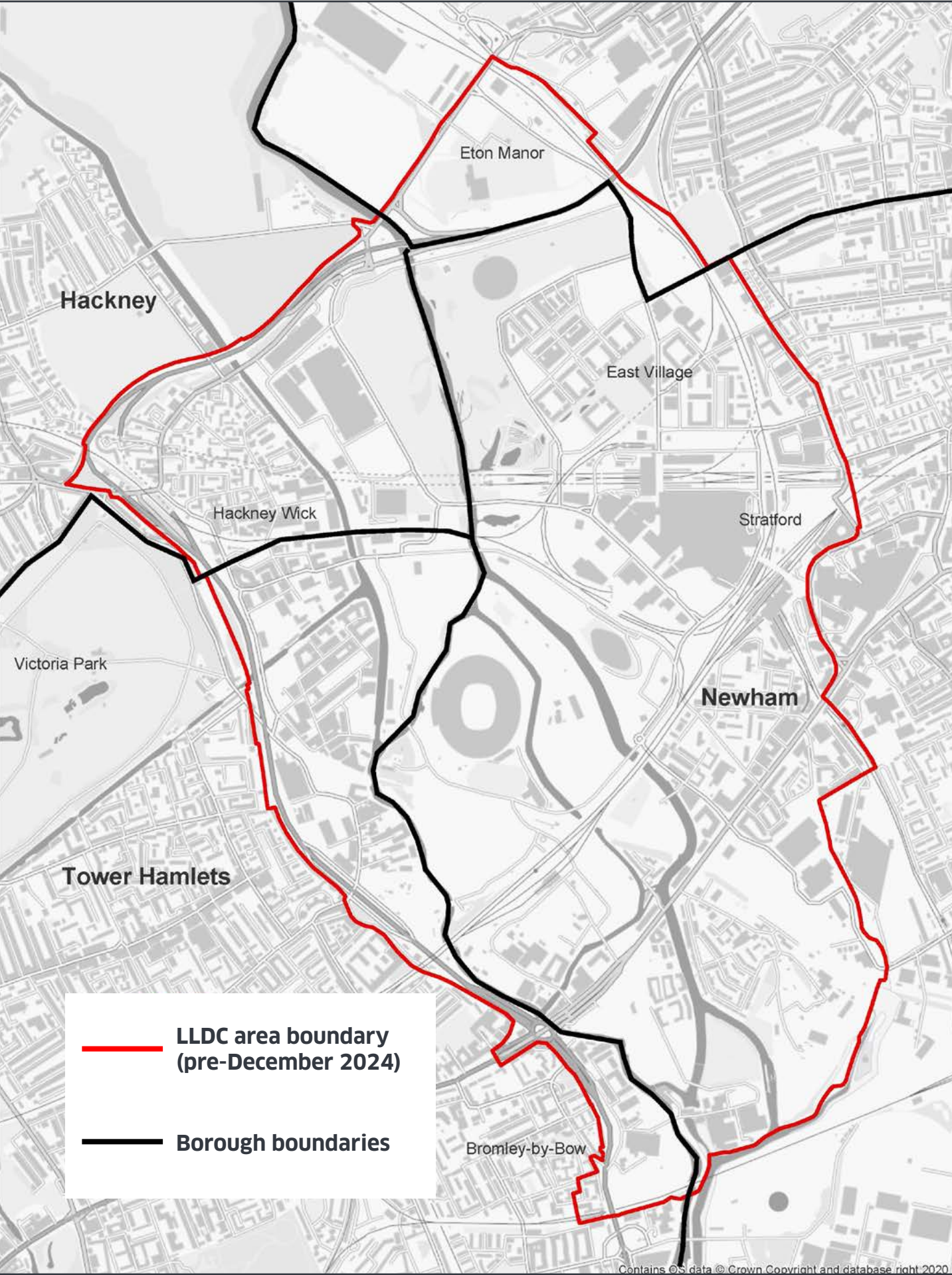
Handing back planning powers, continuing to deliver the Legacy

With the planning framework for the LLDC area now well established and a significant proportion of planned development now delivered or in the development pipeline, the LLDC’s planning powers will return to the four boroughs (within which it sits) on 1 December 2024. The London boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest will revert to being the LPA for the LLDC area within their borough.

Beyond 1 December 2024. The LLDC’s core roles will be a continued delivery of the programme of legacy development within and around Queen Elizabeth Olympic Park, focused on its own land holdings, and management and operation of the permanent venues and parklands that have been transformed following the 2012 Games. Its focus will be:

- Driving growth & inward investment to east London
- Overseeing the venues, estate & commercial management of Queen Elizabeth Olympic Park
- Realising the ongoing delivery of legacy & inclusive economy aims
- Driving delivery of high standard residential developments on LLDC-owned land

LLDC area map



Contains OS data © Crown Copyright and database right 2020



KEY PLANS AND SCHEMES LEADING TO 2012



Chobham Academy School, East Village

From the early 2000s, the delivery of significant infrastructure projects and plans for regeneration in east London emerged in parallel with the plan to bid for the 2012 Games. While not all were seen as dependant on the bid, these merged over time to help create a strategic framework for regeneration that underpinned the case made for London hosting the Games in 2012, with long-term legacy development and regeneration being at the heart of this.

Channel Tunnel Rail Link (CTRL)

Now known as High Speed 1 (HS1), the decision to route the highspeed rail line connecting the Channel Tunnel to London through east London to its St. Pancras terminus, with a station at Stratford, marked the first major intervention in the area. This intermediate Station (Stratford International), placed in the heart of what had been Stratford Rail Lands, was intended to provide a catalyst for economic development and physical regeneration. The station, which opened in November 2009, is currently served by regional high-speed services that connect East London and eastern Kent, with the intention that international trains will serve the station in the future.

Stratford City

Linked to the immediate development opportunity provided by the construction of the CTRL and Stratford International Station, the area immediately around it received outline planning permission in 2005 for a new commercial and retail centre alongside new homes, an 'all-through' school and medical centre, originally to be constructed over a period of 20 years. This area, after many changes and additions to the original proposal, now consists mainly of Westfield Stratford City, Stratford Cross and East Village. The majority of the original masterplan area has now been developed, although some key plots remain to be built. The character and recent history of development is described in the later section for the Central Stratford and Queen Elizabeth Olympic Park South area.



Sir Ludwig Guttman Health Centre, East Village

In addition to changing and developing plans for the Stratford City area, the key influence on it was the role played by it in the 2012 Games, with the main route from the Stratford Stations to the Olympic Park being through the Westfield and Stratford Cross area, while the initial East Village residential buildings provided the Athletes Village accommodation and support facilities, encompassing the school buildings and the medical centre. All of these were essential to the staging of the 2012 Games and commentators have highlighted the role of the Games in securing the delivery of Stratford City in the comprehensive manner that has occurred, with the backdrop of the 2008 financial crisis necessitating public involvement in that delivery.



Victory Parade and Glade Walk, East Village



Right: Victory Parade, East Village



View of International Station, Manhattan Loft Gardens tower and IQL North (area of changing plans)

View of Stratford Cross (IQL South) behind Sadlers Wells and Aquatic Centre

Strategic Plans – setting the scene

The Mayor of London published the Lower Lea Valley Opportunity Area Planning Framework (OAPF) in 2007, having worked with the four boroughs to develop this. Its intention was to set out a strategic plan for the regeneration of the area through to 2016, in part providing a context for the developing plans for the Olympic Park. The area covered stretched from Lea Bridge in Waltham Forest, through Stratford and Bow, to East India and

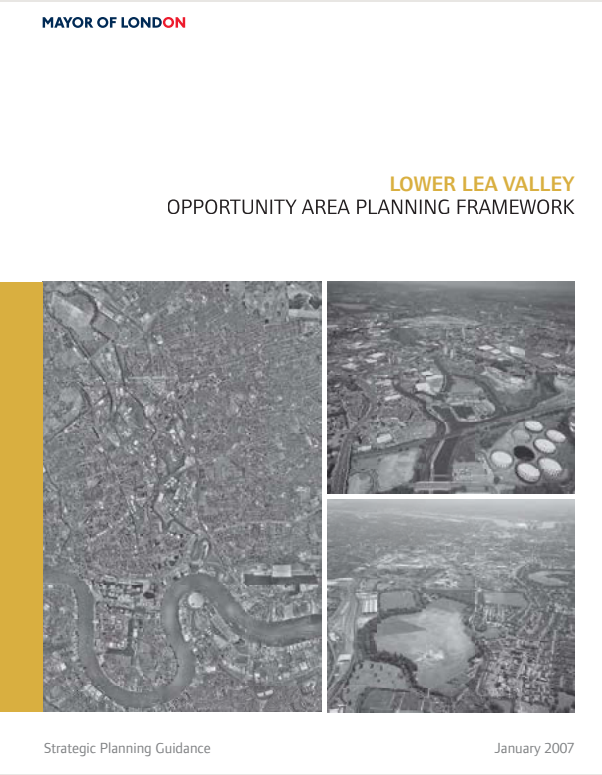
West Silvertown along the northern frontage of the River Thames. The overall intention was to attract investment and development into this area, including new housing and employment generating uses along with necessary social and other infrastructure.

This was followed in 2012 by the publication of the Olympic Legacy Supplementary Planning Guidance (OLSPG). This focused geographically on the Olympic Park and the areas surrounding it, taking the vision and direction from the Lower Lea Valley OAPF work and updating this.

Together, these two strategies were underwritten by a significant body of evidence, including technical studies, that over time have fed into the plans for the 2012 Olympic Park, the post-Games Queen Elizabeth Olympic Park and those for the areas surrounding it, including statutory Local Plans. These layers of plans have then provided direction for the Legacy development that has been, and continues to be, delivered since 2012.

efficient determination to meet the timescales for building the Park and venues masterplan, and completion in time to host the Games in July 2012.

A new set of planning applications was submitted in February 2007. With the Olympic Act 2006 establishing the ODA with planning powers for its area, it was a new planning authority and team that received and determined these applications. The two main applications that were submitted were:



An Olympic Park Masterplan and planning applications

The previous section has touched on the development and process for determining the initial masterplan for the 2012 Games Olympic Park. This was determined by the boroughs individually with the need for coordination for assessment and decision making. On 5th July 2005, the winner of the bid to host the 2012 Games was announced and, perhaps unexpectedly, it was London that had been successful. With further work now being undertaken to turn the successful bid into a concrete plan to host the Games and develop an Olympic Park and its legacy, revisions to the 2005 masterplan were extensive enough that a new masterplan planning application was developed requiring

Olympic, Paralympic and Legacy Transformation Planning Applications

Facilities and their Legacy Transformation Planning Application – containing the Games-time Park and venues masterplan, and the plan to transform this into a public park after the Games, leaving a series of areas within the overall masterplan as development platforms for which housing-focused plans for several new communities would then be developed later. The previous outline planning application had included a proposal for floorspace that would provide around 10,000 new homes, a significantly different scenario to the plans that were subsequently developed.

Site Preparation Planning Application

– this application sought permission for the infrastructure and remediation works that would be necessary in order to decontaminate much of the land involved and build the road and utilities, energy, bridges and other infrastructure that would be a necessary foundation for construction of the Park and its permanent and temporary venues. The infrastructure planned was sized to allow for the needs of the development of the legacy communities and Park after the Games.

The ODA Planning Committee met on 14th August 2007 and agreed the approval of the applications, with planning permission being formally issued on 28th September 2007. Although the London Development Agency had been advancing the acquisition of the site and had gained approval for undergrounding of the powerlines, this marked the start of the work to clear and decontaminate the site and construct the Park and venues for the 2012 Games. A complex series of detailed applications were then submitted during the period leading up to the Games, with the detail of each of the venues and the Park during and after Games.

2012 GAMES AND LEGACY TRANSFORMATION ILLUSTRATIVE MASTERPLANS

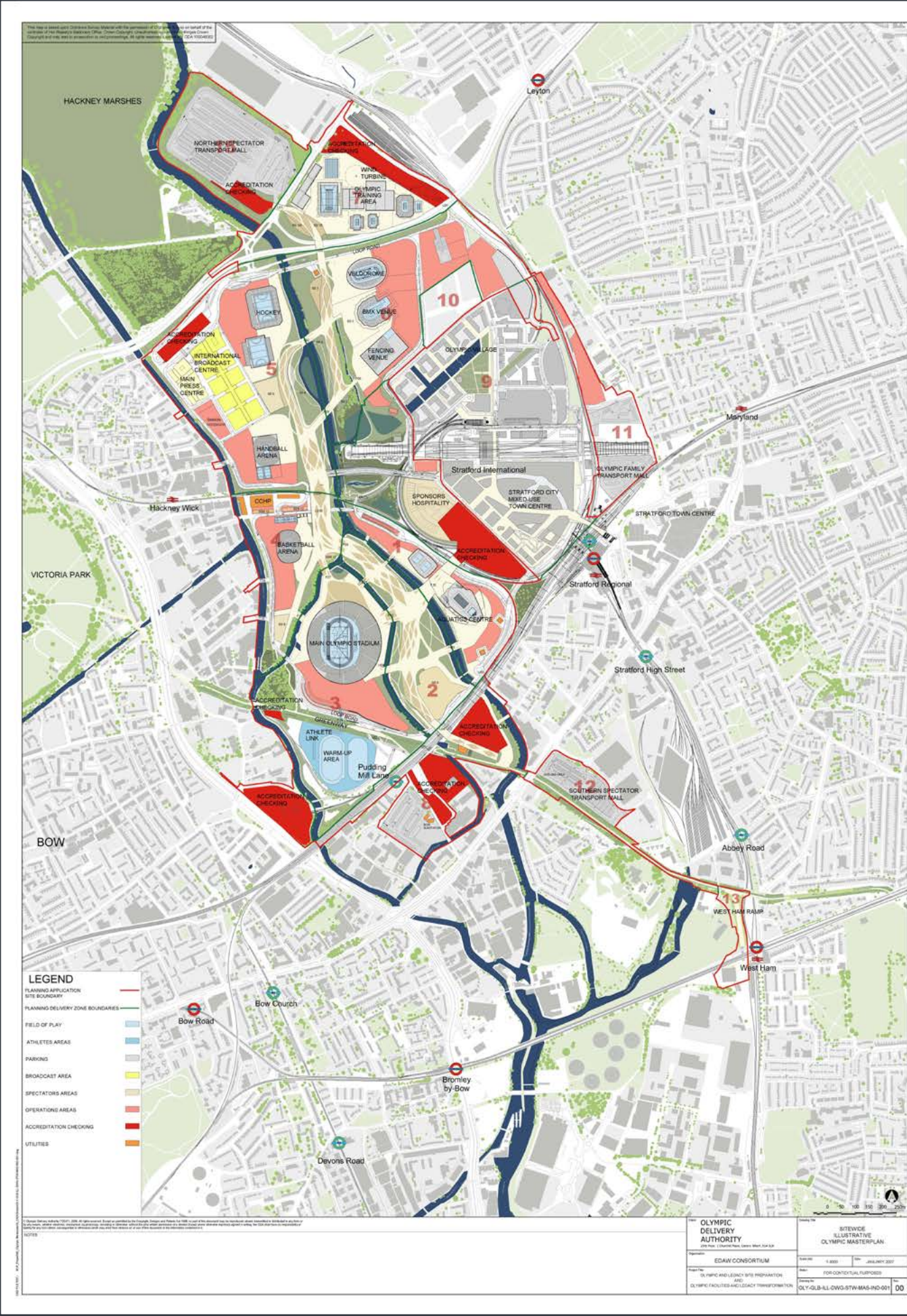


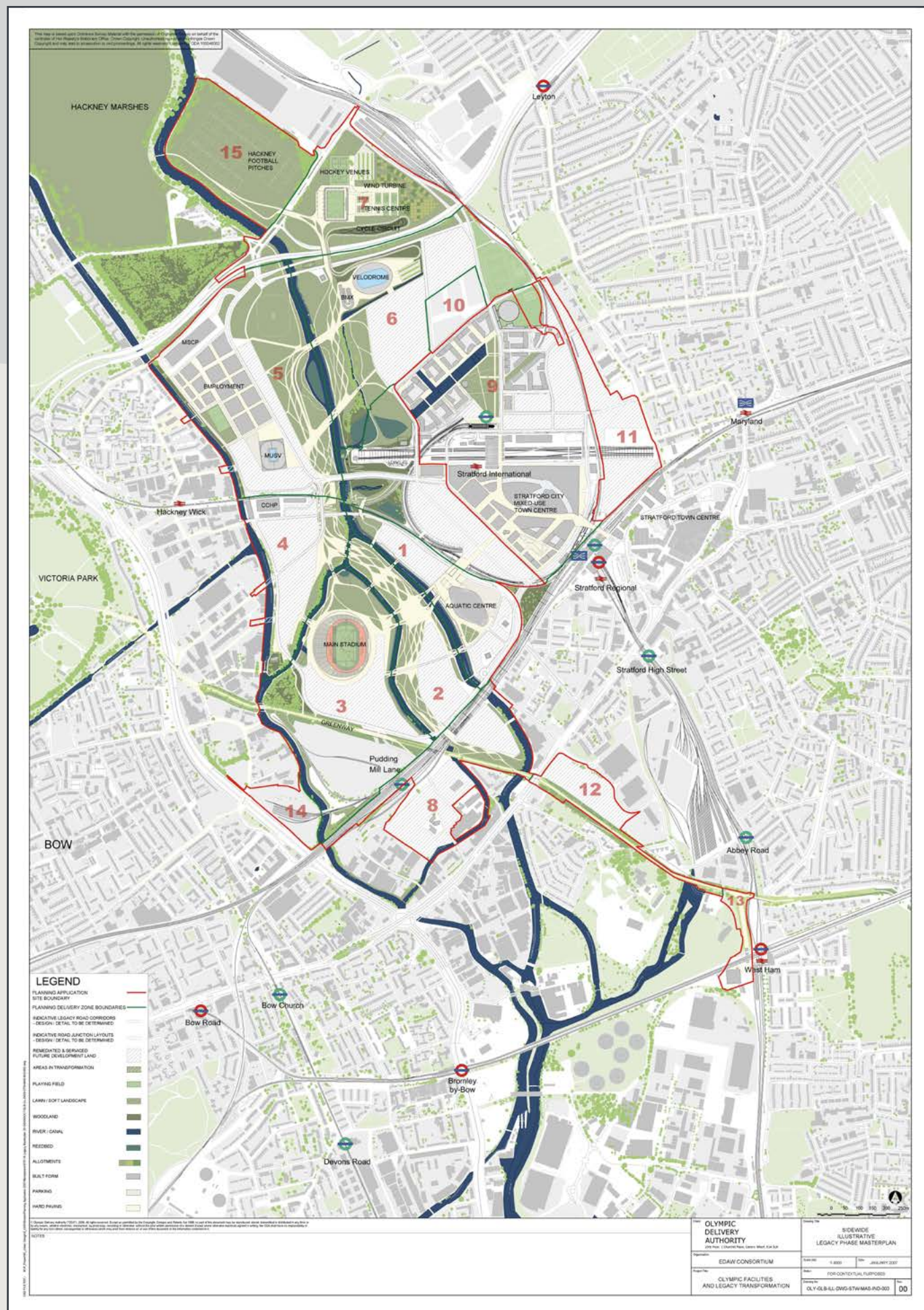
Above: construction of the London Stadium

Below: remediation of the Park, 2009



2012 Games time masterplan





Chobham Manor, Keirin Road

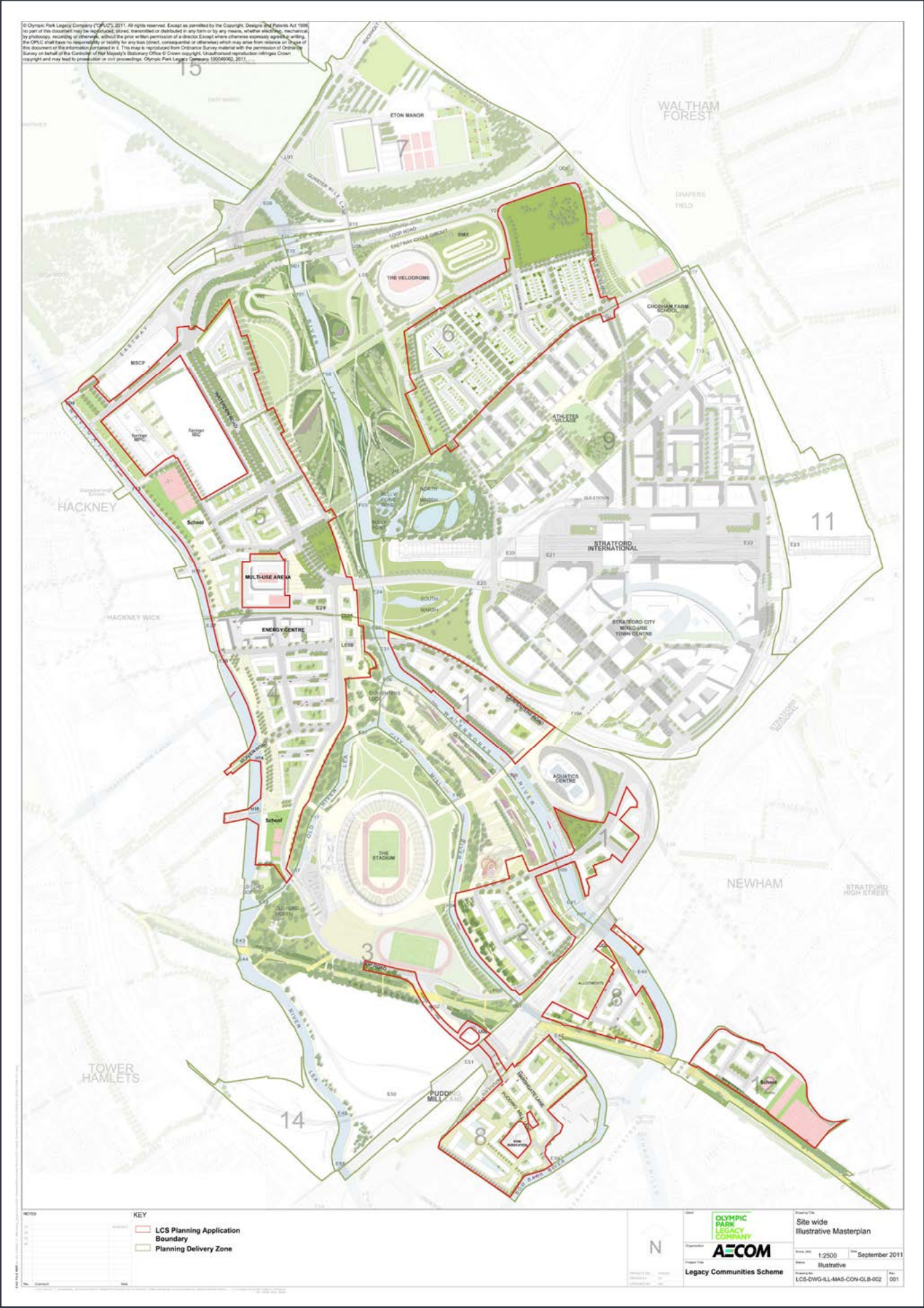
Legacy Plans post-2012

The Olympic Park Legacy Company was set up by the Mayor of London in the period leading up to the Games in 2012, with the task of developing the long-term plans for the Olympic Park, including delivering new communities on the land that had been acquired for the Games. In that period, masterplanning work developed the thinking around the legacy form and uses for the Olympic Park. These crystalised into two areas of delivery.

The first was the transformation of the Olympic Park, removing temporary venues, transforming the permanent venues and the Athlete's village into their legacy form and the transformation of the parklands into what is now Queen Elizabeth Olympic Park. The second, was to develop a deliverable masterplan for the remaining 'development platform' spaces left by the temporary venues and significant back of house areas that serviced the Games. The outcome of this was the Legacy Masterplan Framework (LMF) which was further developed into a masterplan planning application which became known as the Legacy Communities Scheme (LCS), divided into delivery zones, with each comprising a new community focused on new homes and supporting infrastructure.

The LLDC subsumed the role of the Legacy Company in 2012 and has since progressed with delivery of the Legacy Communities Scheme. In 2024, the first neighbourhood, Chobham Manor is complete (completion in 2022) and the second, East Wick, is being delivered with its first phase completed and occupied and the second being constructed.

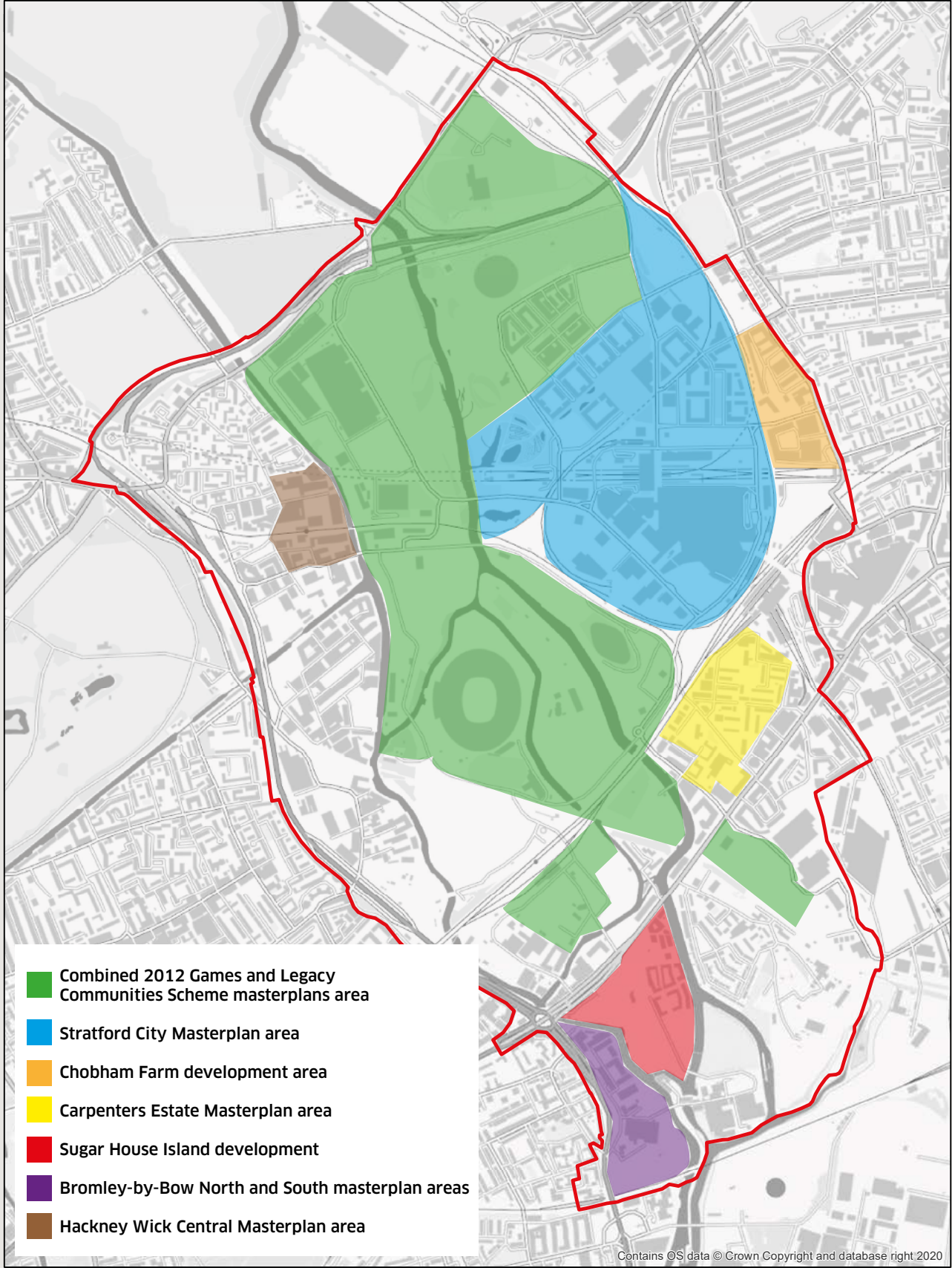
Plans for the Games-time Press and Broadcast Centre at Hackney Wick were progressed separately and have resulted in the delivery of the tech and innovation hub that is Here East. There have been significant changes to the LCS masterplan planning permission over time which are described elsewhere in this report. The most significant of these is perhaps the change that has resulted in the delivery of East Bank with its cultural venues and universities in place of the original residential focused plans for these zones.



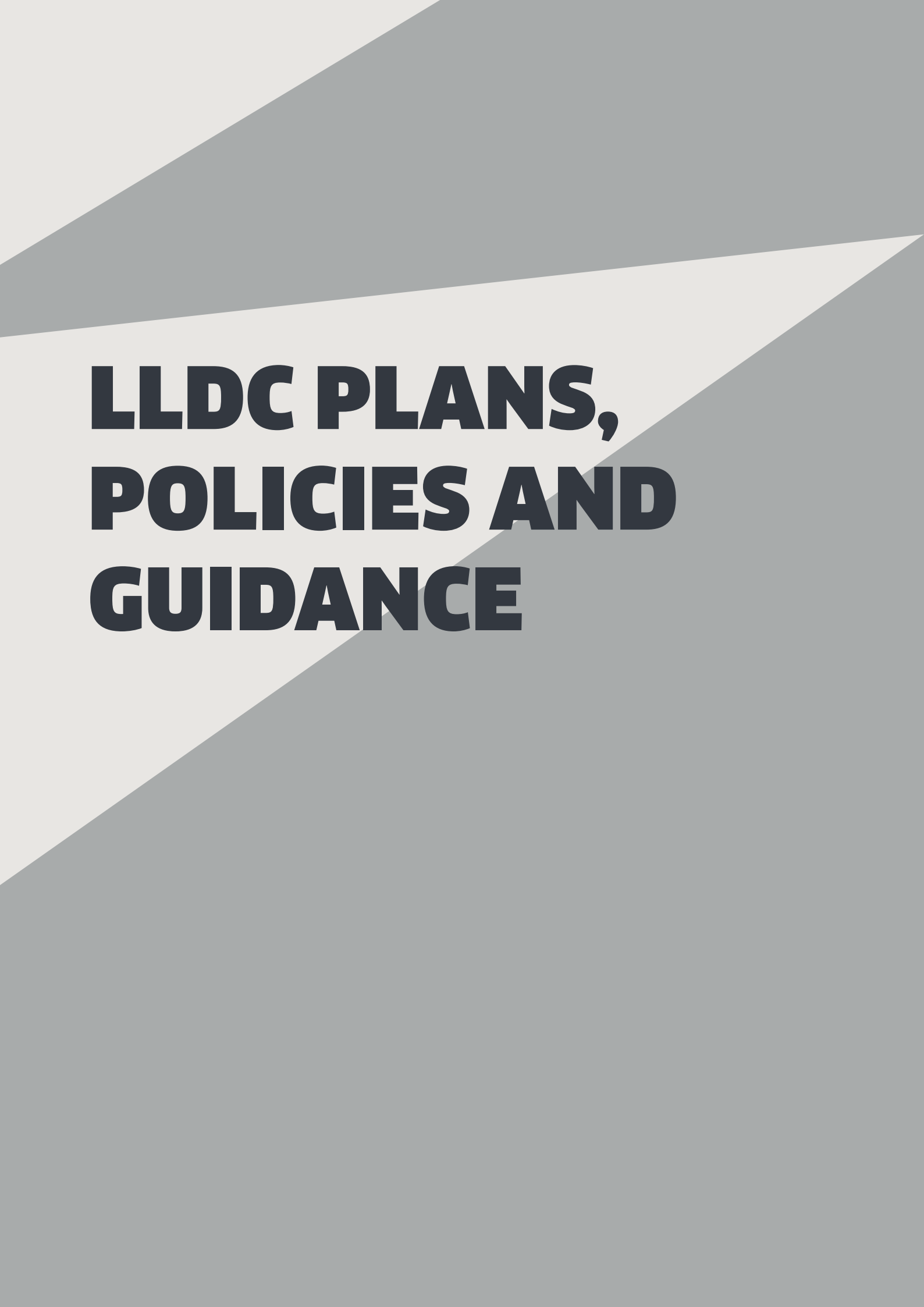
A combination of strategic masterplan planning proposals

Alongside the Stratford City and Olympic and legacy masterplan planning permissions, there are several other key masterplanned strategic sites that have gained permissions and have or are being delivered. These are

referenced later in the document. The map below provides a visual overview helping to understand where these sites are in relation to each other. Particularly, for Stratford City and the Legacy Communities Scheme, it is worth noting that significant elements have now been superseded, with this detail being reflected through the later sections of this report.

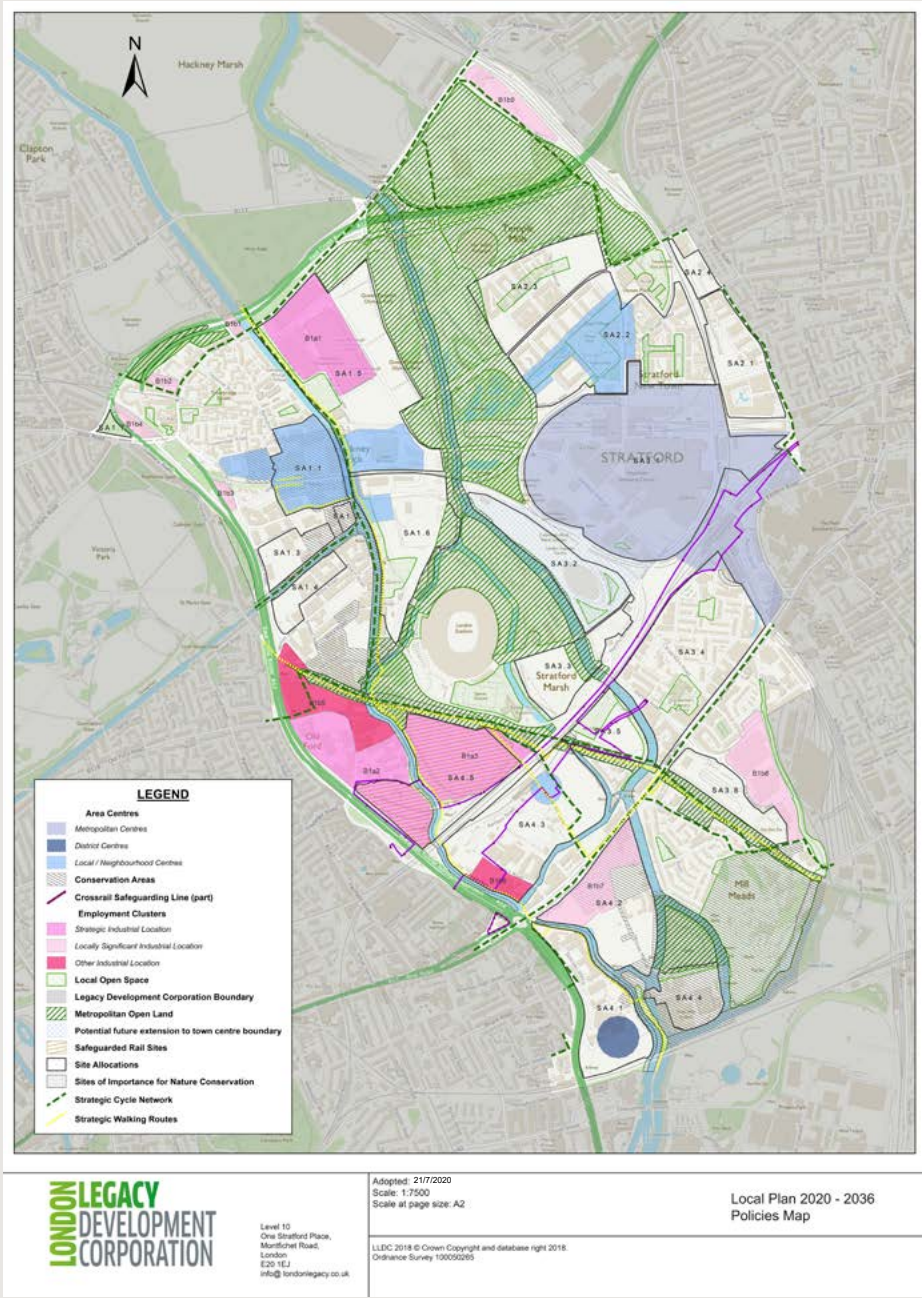


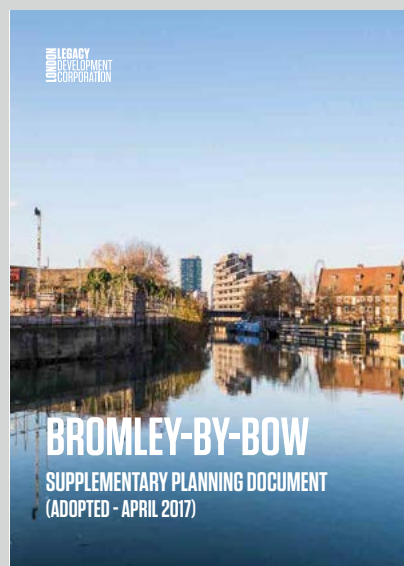




LLDC PLANS, POLICIES AND GUIDANCE

Plans, policies and guidance have been key tools for the LLDC in setting its strategy and achieving its mission. These have taken the form of formal statutory documents required by its role as a local planning authority and corporate plans and policies that have sought to set direction and standards through its work as developer and landowner. A significant proportion of these address how the places being created and the buildings within them achieve excellence in inclusivity, sustainability and maximise the opportunities for culture, education and economic development, as part of new and expanded communities and delivery of housing.





Bromley-by-Bow SPD – this takes the principle elements developed jointly by the LLDC with the landowners within the Bromley-by-Bow site allocation within a joint development framework, with a focus on ensuring the delivery of the proposed new District Centre within the southern half of the site allocation area.

Pudding Mill SPD – this takes the principle elements of a development framework developed by the LLDC in consultation with other landowners and expresses this as guidance to ensure that this significant area is developed coherently around the proposed new Pudding Mill Local Centre.

Hackney Wick and Fish Island SPD – is designed to provide additional detail and clarity to the Hackney Wick and Fish Island Sub Area part of the Local Plan, as the main part of the LLDC area with an existing developed context that is also expected to absorb a significant amount of development across a range of very different types and sizes of sites. It provides guidance on delivery of the planned new Neighbourhood Centre and design guidance that takes its overall character, typified by its two conservation areas and the canalside environment. Moderating development height and achieving a complementary character have been key themes in the guidance that have helped to successfully manage the approval and delivery of good-quality development here to date.



All three of these documents, in addition to providing a strategic map of how these locations should be developed, provide a significant amount of design guidance aimed at ensuring that there is clarity on what is considered necessary to achieve high-quality development in the context of each place.

LLDC Design and Inclusive Design policies and standards

Critical to the LLDC's objectives of building on the aim to make the 2012 Games the most accessible to be held and the efforts to design the Games-time and legacy venues and parklands to develop and push the boundaries and best practice, the LLDC has developed its own design guidance and standards to continue this. These documents have set the standards for the LLDC's own development and, through reference in the LLDC Local Plan, helped to set expectations for other development in the LLDC area as it progresses through the planning process. The Legacy Themes – Design, Quality and Inclusivity section of this report explores these in more detail. The following have been prepared and published by the LLDC:

- Design Quality Policy
- Inclusive Design Standards
- Creating Places that Work for Women and Girls Handbook

Conservation Areas and Heritage Assets

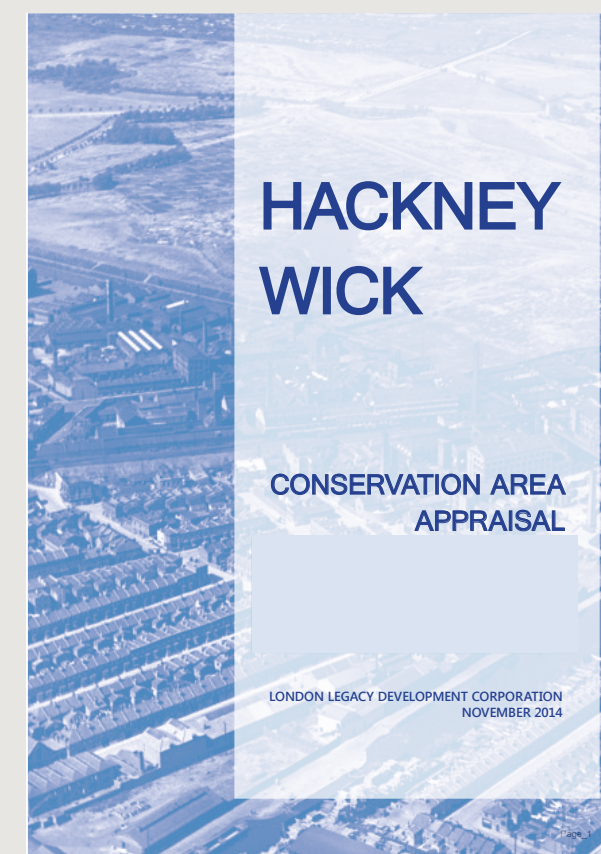
Included in the planning powers granted to LLDC in 2012 was the responsibility for matters relating to conservation areas and listed buildings. There are four entire conservation areas within the LLDC area and one which is partly within it. These are:

St. John's Conservation Area – An area noted for its pre-industrial plan form, focused around St Johns Church (built 1832-34) and churchyard. A small part of this at the eastern end of Stratford Town Centre is within the LLDC area. Designated by LB Newham, the conservation area designation and its appraisal and management guidelines have remained unchanged during the period that LLDC has had planning and related powers.

Sugar House Lane Conservation Area – Designated by LB Newham in 2008. The area's designation along with the appraisal and management guidelines have not been reviewed or updated by the LLDC. The area along the frontage to Stratford High Street and between the River Lee and Three Mills Wall River contain several historic industrial buildings and chimneys that relate to the location's industrial past.

Hackney Wick and Fish Island – There are two conservation areas in this Local Plan sub area. Fish Island Conservation Area was designated by LB Tower Hamlets in 2009, and the Hackney Wick Conservation Area was also designated by LB Hackney in 2009. These have both been reviewed by the LLDC and, after extensive consultation, in 2014 the areas that each cover were expanded and new Conservation Appraisals and Management Guidelines were published. In addition to expanding the areas designated a number of additional buildings of interest were also identified as having heritage value and subsequently designated as Locally Designated Heritage Assets within the LLDC Local Plan. These conservation areas reflect the character brought by its setting along the waterways and its history of early industrial development in east London, with a number of historic buildings, the predominance of its original narrow streets pattern and canal and river tow paths forming the basic elements of its character.

The Three Mills Conservation Area covers the areas around the Three Mills complex comprising the Three Mills Studios complex and the historic buildings around the House Mill, while also extending to the east to include the area around Abbey Mills Pumping Stations. The importance of this





Cluster of listed buildings at Three Mills

Sugar House Island – retained and new buildings

area is emphasised by the Grade 1 listing for the House Mill, alongside the other listed buildings clustered around this and alongside at Three Mills Studios, and the Grade II* listing for the 19th Century Abbey Mills Pumping Station to the east.

The majority of the conservation area is within the London Borough of Newham, although a small area to the west of the River Lee is also within Tower Hamlets. The two boroughs originally published separate conservation area appraisals and management guidelines. The LLDC reviewed the conservation area and the appraisals and management guidelines, publishing a single appraisal and management guidelines document in 2021. There has been no change to the overall conservation area boundary, although the two separately published boundaries were consolidated into a single boundary map.

These conservation areas are located within or adjacent to locations that are experiencing significant, in some cases comprehensive, change as a result of planned and other new development. The character of these conservation areas and their history provide

an important context within which this change is taking place. The designation of the conservation areas, the assessment of their character and the management guidelines have and continue to provide an important tool in shaping the form and detailed design of new development and its relationship to its surroundings. These have also reinforced the case for the retention and re-use of locally listed buildings (non-designated heritage assets) as well as providing a tool for protecting the wider identified character and the setting of listed buildings (designated heritage assets).

This heritage context has been a particularly important influence on the approach to new development within Hackney Wick and Fish Island in moderating the height of development and informing the relationship of that development to the canals and waterways with their historic towpaths, locks and other infrastructure. They have worked together with the other policies and guidance, such as the Characterisation Study to shape development form and quality and help these locations to retain their historic character and interest.

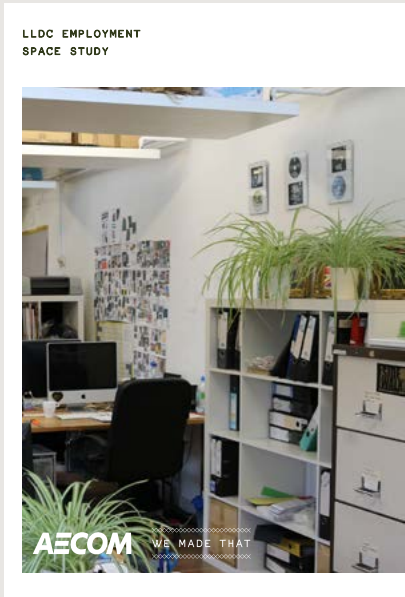
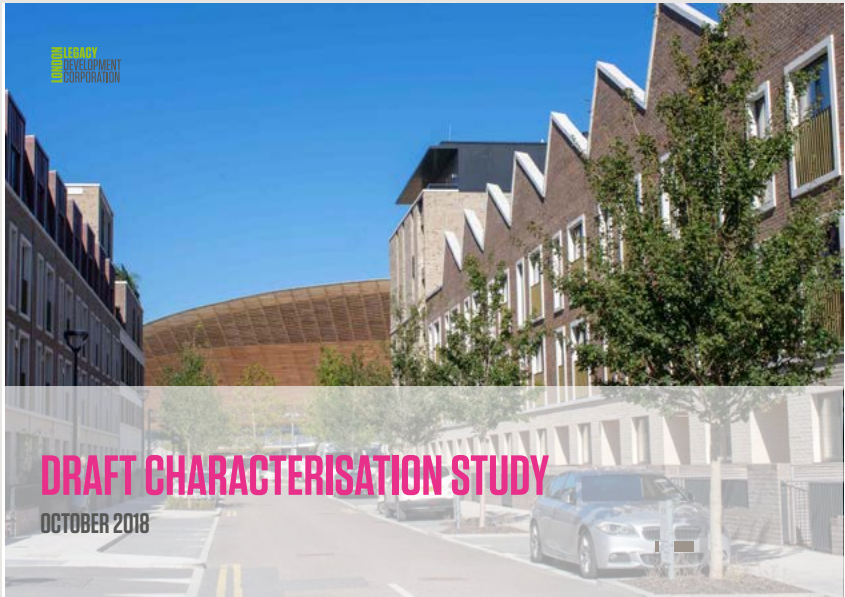
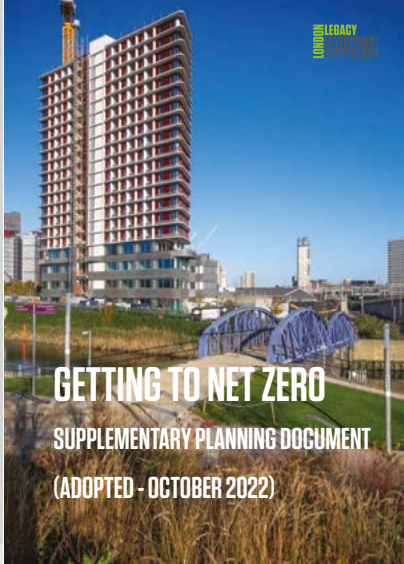
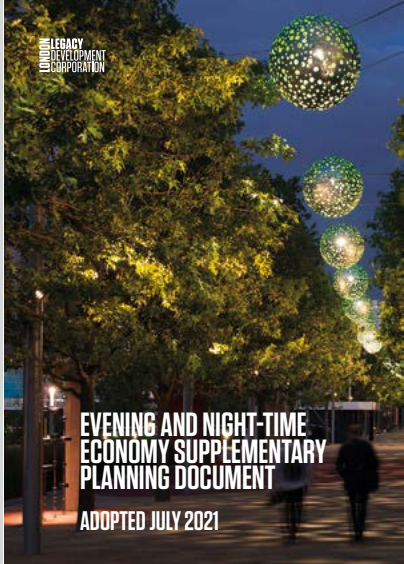
Other SPDs, guidance and documents

A range of other documents have been prepared and published over time by the LLDC that either provided formal planning guidance, guidance and/or standards for the LLDC's own development. These generally focus on aspects of good placemaking and design quality, while some provide background information and evidence to support the policies and plans that are in place. The following table highlights the key documents that have been published, with many of these being referred to in more detail elsewhere in this report. Appendix 5 provides a list and summary of purpose or content of each document.

It is worth noting that documents such as the Design Quality Policy that have been prepared to set standards and quality outcomes for LLDC's own development have also been referenced in the Local Plan design policies to ensure these best practice standards are also considered and addressed within development proposals brought forward by third party developers within the LLDC area. The intention is that LLDC development will set exemplary standards that other development will also seek to meet in both building design and standards and in the surrounding public and private space that they deliver.

Key LLDC Documents

Planning authority documents	Corporate policies and guidance	Other documents
LLDC Local Plan 2020-2036	Design Quality Policy	LLDC Area Characterisation Study
Hackney Wick and Fish Island SPD	Inclusive Design Standards	Housing Density Study
Pudding Mill SPD	Park Design Guide	Employment Space Study
Bromley-by-Bow SPD	Green Infrastructure Guide	Pudding Mill Land-use and Design Framework
Evening and Nighttime Economy SPD	Biodiversity Action Plan	Youth Play Space Study
Getting to Net Zero SPD	Creating Places that Work for Women and Girls Handbook	HWFI Heat Network Study
Hackney Wick Conservation Area Appraisal and Management Guidelines	Preparing for a 1.5 Degree Future	
Fish Island and White Post Lane Conservation Area and Management Guidelines		
Three Mills Conservation Area and Management Guidelines		
Planning Authority Annual Monitoring Reports		







DECISION MAKING AND EXPERTISE AT LLDC



View of East Wick Phase 1 and Hackney Bridge

LLDC Board and Committees Structure



How the LLDC operates and makes the decisions it is required to make as a Local Planning Authority is an important component of its success. Without robust governance processes and effective organisation and resourcing, the outcomes highlighted in this report would not have been possible.

The LLDC’s Planning Policy and Decisions Team is the directorate within the organisation that provides the Local Planning Authority service and consists of a Development Management Team, a Planning Policy Team and a Technical Team.

Purpose and Objectives

Delivering the regeneration legacy of the London 2012 Games has been both a powerful and consistent objective, given the scale of investment initially needed to deliver the Park and its venues. There is a need for a return on that investment which has helped to maintain political consensus and support for the objectives of the project (even with a change of Mayor). This has provided a level of

certainty which has enabled medium to long term objectives to be realised rather than a focus on short-term, particularly in terms of development delivery.

Governance

The LLDC has a governance structure in place that consists of a Board and six committees, to which the Board has delegated specific areas of responsibility and decision making.

Decisions on matters of planning policy such as the Local Plan, planning guidance and Community Infrastructure Levy (CIL) are reserved to the Board, while decisions on applications for planning permission and other Development Management matters are delegated by the Board to the Planning Decisions Committee. A range of day-to-day Development Management decisions are also delegated to senior officers within the Planning Policy and Decisions Team. The LLDC’s Scheme of Delegation sets out these arrangements.

The LLDC’s Planning Policy and Decisions Team is the directorate within the organisation that provides the Local Planning Authority service and consists of a Development Management Team, a Planning Policy Team and a Technical Team.

The LLDC Board

The Board has 14 members, appointed by the Mayor of London, with each of the four boroughs nominating a representative (usually the borough Mayor or council Leader), and one being the London Deputy Mayor for Planning, Regeneration and Skills. Other members are appointed through a recruitment process and bring a range of relevant expertise from their professional backgrounds. The Chair and other Board members have changed at times over the twelve years since 2012 and will do so in the future as the LLDC evolves as an organisation.

The Board has played an important role in the development of corporate and planning strategy, helping to steer and set the spatial objectives and policy goals contained within the LLDC Local Plan, for example. It has been particularly keen to ensure effective community, wider youth and borough council involvement in the development of planning strategy and policy, the establishment and spending of Community Infrastructure Levy and S106 monies. It has also had oversight of the performance of planning strategy and policy, receiving detailed information annually in the form of a Planning Authority Annual Monitoring Report.

Planning Decisions Committee (PDC)

The PDC has met since planning powers were given to the LLDC in October 2012, on a generally monthly basis, unless business needs have required this to be different. It is made up of twelve members. Three of these are also LLDC Board Members, four are independent members appointed through an application process and bringing relevant expertise, while five are local councillors nominated by the four boroughs. The Chair of the Committee is drawn from the three Board members. As with the Board, PDC Chair and members have changed over time.

The Committee has the primary function of making decisions on planning applications submitted to the LLDC as Local Planning Authority. The operation of the Committee is governed by a Code of Practice and its Terms of Reference, both published on the LLDC website. A specific Scheme of Delegation is in place which sets the types of planning application and other decisions that are to be decided by the Committee, and those that can be made by senior officers.

In addition to making planning decisions, the Committee also receives formal reports on planning strategy and policy documents and proposals that are part of the public Committee meeting agenda. These provide a public and open opportunity to comment and influence these before they progress to

a formal decision that would be taken by the Board, such as agreeing public consultation drafts of the Local Plan. The need for these to have taken account of the PDC members' views before being considered by the Board has become established practice.

The Committee usually meets monthly in formal session to make decisions on planning applications and other planning decisions matters that have not been delegated to officers. It meets in person and meetings are open to the public to attend. Meetings are also broadcast via the LLDC website. It also meets privately, usually on the day of a formal Committee meeting, to receive private briefings on development proposals from prospective applicants before applications are submitted to the Authority, and also receives briefings on applications, policy, strategy and other matters relevant to its function. These meetings provide the opportunity for Committee members to be made aware of development, strategy and policy proposals and provide early feedback on these.

Committee members will also attend private site and location visits where these will help their understanding of the context for a development proposal or further their knowledge of the area more generally.

Delegated decision-making: the Project Proposals Group and funding infrastructure delivery

Monies paid to the LLDC as Local Planning Authority as a result of charging Community Infrastructure Levy (CIL) and specific requirements for payments within S106 Agreements require a specific governance process. This is a matter that is reserved for the Board. However, the Board has delegated the decision making on these matters to the 'Project Proposals Group'. Its membership, remit and operation are described at Appendix 2 of this report.

Within its role approving funding from CIL and S106 Agreements, in addition to funding agreed for projects from its Strategic Infrastructure Projects List, the LLDC has established two specific funds, its Neighbourhood Priorities Fund and Carbon Offset Fund, which are outlined in Appendix 3 and Appendix 4 of this report. In total, since being established, the Project Proposals Group has agreed project funding to a total of £129,403,712.

Inclusion and local representation

The approach to Board and Planning Decisions Committee membership has ensured that there is local representation within the decision-making process, in particular with borough Mayors and Leaders' membership of the Board and local councillors' membership of the Planning Decisions Committee. An emphasis on inclusivity and local representation in the context of the characteristics of the four boroughs has also added value to this, something further reflected in the Community Review Panel and Built Environment Access Panel referenced later in this section.

Board and PDC – value and expertise

Since the inception of their role in 2012 both the Board and PDC have placed a significant emphasis on the quality of and value added by development proposals, with design quality, inclusivity and, from this, the type and quantity of commercial and residential development, including affordable housing and affordable workspace, being key

considerations. Their influence on strategy, policy and on individual development proposals have been important factors in the success of what has been achieved to date. The mix of professional experience in planning, architecture and property development provided by the independent members has complimented the local political insight and knowledge provided by the Growth Borough Councillors. When this is added to the strategic skills and overview of the Corporation's objectives provided by the Board members, including the Chair of the PDC, it has provided for a thoughtful, intelligent, inclusive and challenging client-like relationship. It is this mix that has enabled PPDT to secure the quality of development that it has throughout its time as LPA. The pre-application briefings received by the Committee have been an invaluable part of the interactive approach taken to pre-application discussions with prospective applicants, allowing schemes to be shaped through this process and increase the potential for scheme proposals to improve and gain planning permission.

CIL and S106 Project Funding

	No. of projects	Total value
Strategic List Projects Funded	92	£120,637,093.42
Neighbourhood Priorities Fund Projects	78	£3,986,502.90
Carbon Offset Fund Projects Funded	34	£4,780,115.91

“

Anne Ogundiya, LLDC’s Head of Planning & Transformation, on the Planning decisions Committee:

Since the inception of their role in 2012 both the LLDC Board and the Planning Decisions Committee (PDC) have been instrumental in shaping the urban landscape of the LLDC area. The diversity of their memberships and combination of local knowledge and expertise have strengthened their decision making, while its inclusive composition and collaborative approach has been invaluable in ensuring comprehensive, well-rounded outcomes.

The PDC has consistently championed high design standards, inclusivity, and sustainable development. Their proactive approach has not only enhanced the aesthetic and functional quality of proposals but also ensured a provision of affordable housing and affordable workspace. It’s positive approach alongside a willingness to challenge and help shape development has been crucial in achieving positive outcomes. The PDC’s diligent oversight and influence on both policy matters and developments have been pivotal to the growth and success of the LLDC area reflecting a commitment to creating vibrant, equitable, and thriving environments for all.

”

Review Panels – shaping policy and development proposals

Achieving high-quality, well-designed development has been one of the LLDC's most important objectives both in its role as Local Planning Authority determining planning applications and in bringing forward development on its own land. Three review panels have been established and have formed an indispensable part of the process of working towards plans and development that are inclusive, sustainable and contribute towards achieving safe and liveable places. These are:

- Quality Review Panel (QRP)
- Community Review Panel (CRP)
- Built Environment Access Panel (BEAP)

Those bringing forward major development proposals within the LLDC area have been encouraged to engage with these panels and take account of their views as they develop their proposals. The LLDC Planning Decisions Committee will pay particular attention to the outcome of these reviews when making decisions on planning applications.

Quality Review Panel

The LLDC, in its role as Local Planning Authority, established the Quality Review Panel (QRP) in 2012 to provide independent reviews of development proposals.

The Panel brings together respected professionals to provide objective, impartial, independent advice to the planning authority and to developers on emerging development proposals. The panel members and panel chairs are recruited and appointed and managed independently on behalf of the LLDC as planning authority. A consultancy is appointed to manage the Panel. Panel members are drawn from a range of disciplines to provide a comprehensive range of views, including:

- Architecture
- Urban design / town planning
- Landscape architecture
- Conservation / heritage townscape
- Sustainability
- Civil/ structural engineering
- Inclusive design
- Development delivery

The panel members included in any specific review will depend on the nature of the proposed scheme and any issues that might arise from this. Review meetings are initiated and a report of the Panel's views issued to the planning authority and the developer. A charge is made for a review to meet the costs to the Local Planning Authority of operating the Panel and its review.

In addition to reviews of individual development schemes, the QRP has also provided review of Local Plan design policy and guidance, helping to scope and develop tall buildings policy for example, and has reviewed masterplans such as that for Bromley-by Bow which has been reflected in the Bromley-by-Bow SPD.

A separate review of the work undertaken by the QRP has been commissioned and is due to be published in autumn 2024. This will be an in-depth report and include detailed examples of where the Panel have added value to the development of scheme proposals.

The Quality Review Panel has undertaken a total of 633 reviews since 2012 (formal reviews - 477, Chairs reviews - 147, workshops - 9)

Anthony Hollingsworth, LLDC's Director of Planning Policy and Decisions said:

The LLDC QRP is one of the longest running design review panels operating in London. My team has hugely enjoyed working with such a diverse range of design professionals and the high quality of new buildings in the LLDC area since 2012 stands as a testament to the Panel's invaluable advice and guidance and immense hard work.



Panel member Ken Aigbe said:

The Community Review Panel has further established the transparency and efforts of the LLDC to engage local people in achieving high-quality sustainable design that meets both local and future needs and ensuring the legacy projects and future developments have the capacity to be fit for purpose.

David Ubaka, Chair of the CRP said:

The Value of Community Design review is the benefit I have witnessed that it brings all that participate i.e. the applicants, the members of the panel and the supporting officers. The majority of applicants and their consultants have positively commented on how useful presenting to the CRP has been. Many have taken the detailed comments from local people who make up the panel as a commencement and/or enhancement of the wider community engagement process. The panellists themselves have grown their confidence and ability to critique and communicate from a local user perspective. Setting out in clear emerging themes - what the local community requires from each development based both on its own merits but also from a wider area perspective, to ensure the scheme fits within the vision of the wider area. Officers have been supported and challenged in equal measure by CRP on some of the policy aspects that applicants shaped their proposals to comply with.



Community Review Panel

The Community Review Panel (CRP) has been established more recently, starting to meet from early 2023. It is intended to provide a community focused view on development proposals with panel members drawn from the communities within the LLDC area and appointed through an application and selection process. They bring their personal experience of living or working within the LLDC area. As with the QRP, the panel is managed independently on behalf of the LLDC in its Local Planning Authority role. It also has an independent Chair. The Panel will consider reviews of significant proposals, whether related to scale, sensitivity of the location or containing significant social infrastructure. As with the QRP, the advice of the Panel is advisory and remains confidential prior to submission of a planning application.

The Community Review Panel has undertaken 15 reviews of 14 schemes since it was established in January 2023



View of UCL East , Pool Street



Rita Olufunmi Adeoye, LLDC Inclusive Design Principal said:

One of the Mayor's aims for London is that everyone, whether resident, visitor, or worker, can participate and enjoy all that the city has to offer. Panels like BEAP raise awareness on issues that affect the whole community, encourage social inclusion, and help to create an accessible environment. Over the years, BEAP has proven to be effective in ensuring inclusive design is embedded in development from the outset, worked with design teams to identify and remove barriers within their proposals and enabled the delivery of a better functioning built environment that is equitable for all. Examples such as the multi-generational home at Chobham Manor, through to the accessibility strategy within the London Stadium, are testimony to BEAP's impact and its recognition as the best resource of its kind.

LLDC's Stratford Waterfront Design Team said:

Engaging with a group like BEAP gives you viewpoints and opinions that can otherwise be overlooked, but they're given with a precision that you wouldn't normally get from wider public consultation given the built environment experience of the BEAP panellists.



Built Environment Access Panel

Since 2012, LLDC has supported an independent Built Environment Access Panel (BEAP) to review development proposals that would take place on the Queen Elizabeth Olympic Park. BEAP members are made up of disabled and non-disabled people, all with experience and knowledge of inclusive design in the built environment. BEAP is unique as an access panel in that members are local and have intimate local knowledge of the area. This translates into panel members understanding multiple aspects of social exclusion and access needs

BEAP has enabled the LLDC to ensure that the exemplary accessibility and inclusivity of the Park and its venues continue to be reflected in the legacy development, with the LLDC's accessibility policy and standards being interpreted and applied effectively.

Construction Management Transport Group (CTMG)

The QEOP Construction Management Transport Group was formed to encourage collaborative working and effective coordination of the multiple disciplines involved in demolition and construction of developments across the area, to ensure that impacts on the local community were



Planters at Stratford Walk and Sadlers Wells

minimised. In 2018 a second CTMG was formed, this time with the objective of managing demolition and construction impacts of schemes in the Hackney Wick and Fish Island area. The CTMGs deliver a comprehensive approach to safe demolition and construction management, provide clarity on the work programmes, transportation of materials and workforces to implement the various planning schemes in a co-ordinated way, and act as a platform to discuss and implement productive demolition and construction mitigation measures. The meetings have been chaired by LLDC with representatives from the demolition and construction contractors working in the area, LLDC Park, Operations and Venues team, the Local Planning Authority, Highways Team representatives from the local boroughs and TfL, and local ward councillors.

Local Planning Authority funding and resourcing

Ensuring adequate resources have been available to operate the LLDC LPA effectively, as is the case for many local planning authorities, has been a challenge that has been managed over time. Unlike a local authority, LLDC is not a highways authority and does not, for example, have statutory responsibility in areas such as drainage, flooding, highways or environmental health. This has necessitated effective engagement with those responsible for such areas within the four boroughs, while also utilising external consultancy services in areas such as environment, transport and heritage, along with legal advice services where necessary.

Ensuring adequate resource has also meant a focus on employing an adequately sized and effective team of planning and planning support professionals and investing in



Office buildings at Stratford Cross



Planters and planting at Stratford Walk

their development, training and career progression. Retaining staff has also resulted in a significant measure of consistency in the service provided by the planning authority team.

Funding the team and its work has also been crucial, and while a proportion of this has come from the wider organisational budget, funding has also been secured through planning application and related fees, through resources agreed with developers as part of wider Planning Performance Agreements, for example to meet the costs of specialist independent review by external consultants. Community Infrastructure Levy legislation allows a small percentage of funds paid to be used towards the cost of preparing a CIL Charging Schedule and administering the levy collecting and spending processes. Quality Review Panel and Community Review Panel services have been managed by an external consultancy, with these services paid through a charge to the applicant made for each review provided.

While these separate funding sources have played a significant part in meeting funding needs, ensuring that there is a core corporate funding base in place for the LLDC’s planning service has been important. An effective and timely planning decisions service and the rapid development of a Local Plan and wider planning framework for the LLDC area has resulted in the scale and quality of development that is described in other parts of this report.

This report helps to underline that a strong public sector including a well-resourced LPA working together with private developers can turn an area of market failure into a market-leading place with significant delivery of new homes and commercial space in new neighbourhoods.

Making space and resource available for innovation has helped to deliver better and more inclusive growth, whether in the form of quality high-density housing, the award-winning Neighbourhood Priorities Fund, the work of the Community Review Panel or the production and publication of the Creating Places that Work for Women & Girls Handbook, all referenced in this report, that have required resource and expertise in order to achieve successful outcomes.

A foundation for delivery: people and leadership

While this report primarily deals with what has been delivered and how, a key aspect of the success has been the people involved in making these things happen, whether this has been political leadership, providing a consistent and stable environment in which decisions have been made and delivery progressed, or the effective corporate leadership of the key organisations such as the ODA and LLDC.

It is also a marked feature of the LLDC that there are a significant number of staff in leadership and other roles that have worked within the organisation from the point of its formation in 2012 and in its predecessor organisations such as the ODA, OPLC and the LDA. In some cases, individuals have been involved in the earlier phases of the Olympic project at the bid stage.

The local knowledge, background and expertise that individuals have brought to the LLDC have underpinned both the Games-time and legacy achievements, the planning and development aspects of which are the focus of this document.

The clear and powerful purpose of the Corporation has also played a key part in attracting a diverse cohort of staff which has sought to reflect its local place and population, and has been essential for delivering against its social value objectives. The importance of curating a Board and in turn a Planning Committee which is comprised of both local politicians and independent members with varied professional experience has provided local democratic accountability with third party objectivity and has been integral to the success of the LLDC regeneration project.

LLDC areas of people focus and value

Board & committees	leadership and membership
Planning Decisions Committee	leadership and membership
CEO and directors	leadership consistency and approach
Individual officers/staff	continuity and expertise

Where has this made a difference?

CEO and directors: clear vision and strategy, working collaboratively with partners (GLA, TfL, Boroughs, LVRPA etc)

Board and committees: Positive approach to decision making and scrutiny from chairs and members, setting expectations, driving quality and outcomes

Individual expertise: strategy, planning, design, inclusivity/developing expertise within the organisation and growing individuals/knowledge of the area and the regeneration context brought by individuals and helping to shape approach.

Development Management: experience in large-scale masterplan-based schemes and managing changes over time, unique expertise in unique large-scale cultural, education and entertainment schemes, managing complex urban change, complexities of issues raised by these.

Strategic Planning: Developing planning strategy for the LPA area, including Local Plan and supplementary guidance with the Local Plan adopted within 3 years and reviewed and adopted over a further 3-year period.

Inclusivity: expertise brought by the Inclusive Design Principal within the LLDC Design Team, Work on managing Women and Girls Safety workstream and development of the 'Creating Places that Work for Women and Girls Handbook'. Building on inclusivity and accessibility emphasis and achievements of the ODA.

Role of individual design officers providing scrutiny of proposals through the pre-application and application determination phases, bringing individual expertise to a level not generally available to LPAs – with significant impact on achieving high-quality development.

People and community – a fundamental part of the story

Placemaking has been central to the mission of the LLDC, building new communities and expanding existing ones with a focus on the involvement of those who live and work here, while addressing the challenge of creating communities from scratch and integrating these with the existing.

Community involvement and leadership has been a key part of this, through engagement in developing LLDC plans and development proposals and the support provided to community development through provision of facilities and funding to a wide range of community groups and organisations. The following are the core elements that are expanded on elsewhere in this document:

- Programmes supporting community development through events and initiatives led by LLDC Regeneration and Community Partnerships team for the Great Get Together, to the Good Growth Hub and working with a range of local community organisations providing support to the communities.
- Working with younger people through the LLDC Elevate youth programme over more than ten years including projects such as the Legacy Youth Board, Youth Voice and East Summer School; while engaging with external youth organisations such as Hackney Quest, to help shape the Park and the development of the surrounding area.
- Community Review Panel, providing a local voice as planning application proposals are developed and considered.
- Built Environment Access Panel, providing critical friend support on key projects and applications, with local members providing lived experience and understanding of inclusive design needs.
- Women and Girls Safety, including the Making Places that Work for Women and Girls handbook which has been developed with local input, with survey work and mapping of the Park and its surrounding area – a key part in the shaping of public realm design development and CIL and s.106 funding decisions.
- Neighbourhood Priorities Fund – funding of community driven and youth projects using the LLDC's neighbourhood portion of CIL.
- Community Meeting spaces – schools, community centres, encouraging local use of the QEOP and its facilities and providing schools and other facilities upfront where feasible to provide buildings and spaces for community development.



LEGACY THEMES

The following sections of this report provide an overview of the outcomes seen so far from the application of the strategy, policies and plans outlined in the earlier sections of this report. Headline data and information is provided, for example on housing delivery and business space. Appendix 1 provides data covering the Local Plan key performance indicators, providing this as total figures for the period from October 2012 to the summer of 2024.

The themes explored in this next part of the report are:

- Housing
- Design quality and inclusivity
- Community development, social and cultural infrastructure
- Business, employment and economy
- Sustainability and environment
- Transport





HOUSING



Villiers Gardens,
Chobham Manor

Major Events as Catalysts for Housing Delivery

Delivering new communities has been and continues to be a core aspect of the Olympic legacy. This is achieved through the development of LLDC-owned land and in supporting large-scale delivery on other sites within the LLDC area, managed through its role as a Local Planning Authority.

The focus is on providing homes that meet the diverse needs of the local and wider London population, including different sizes of households with an emphasis on family homes, accessible homes for people with disabilities, multi-generational homes for older people, homes of various tenures, and student accommodation. A significant number of new homes planned and built have been fundamental to this effort.

Like many major cities around the world, London has had to face the increasing challenge of meeting the demands of increased urbanisation and population growth, with that growth building over the last 30 years. London's population has grown from approximately 7 million in 2000 to 9 million by 2024. The strategic plans for the Lower Lea Valley and, as part of that, for the legacy of the 2012 Games have focused on the opportunity to transform the area and meet the need to accommodate a significant amount of this growth and subsequent demand for housing, employment space and the facilities and infrastructure required to make these successful and vibrant places. Particularly within the LLDC area, with its past industrial history and neglected waterways, this has also involved the need to decontaminate land and improve environmental conditions to make these places suitable for people to live and work.

NEW HOMES (OCTOBER 2012 - AUGUST 2024)

24,016 homes approved since 2012

13,044 constructed and occupied since 2012, of which 3,587 affordable (27%)

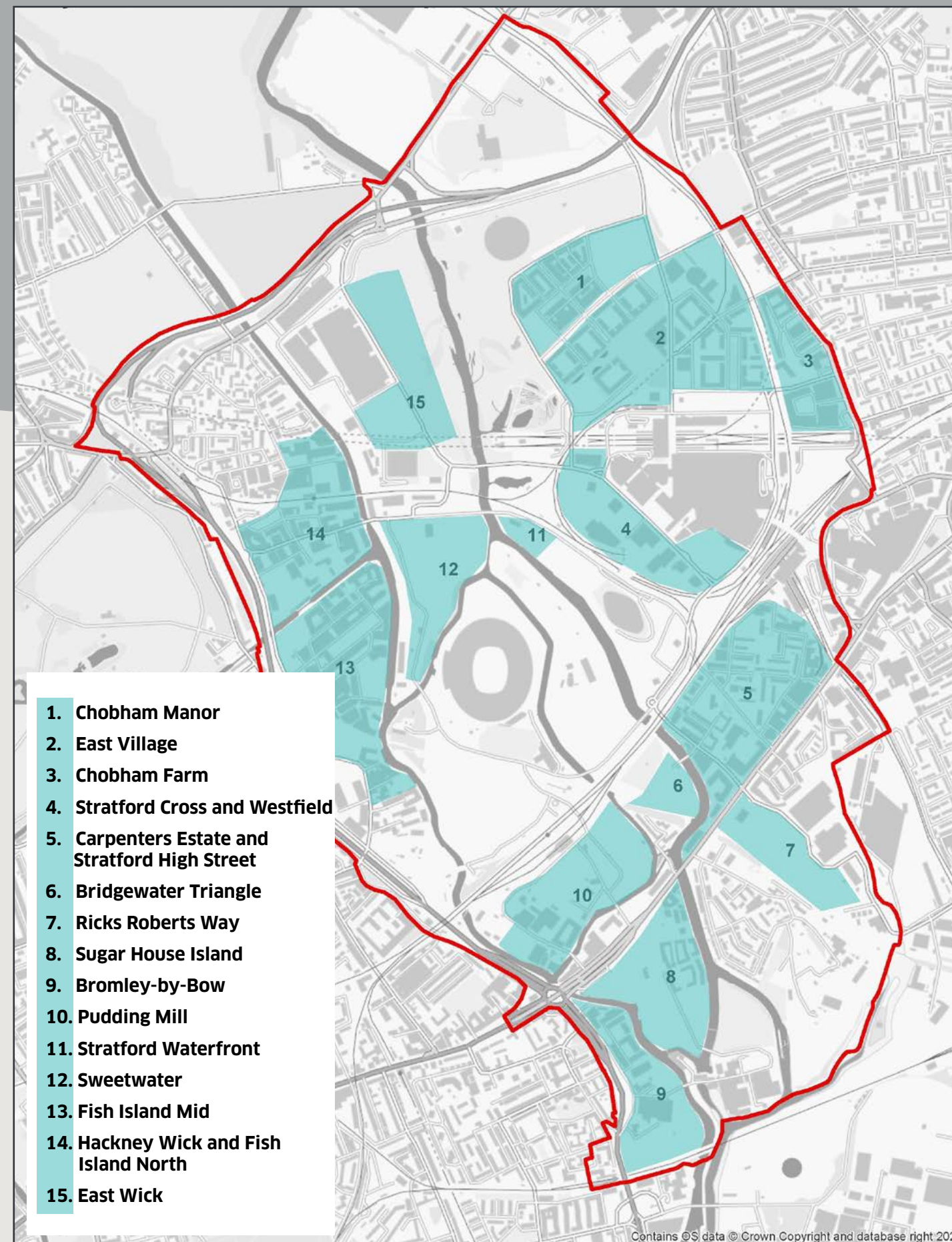
10,972 awaiting delivery of which 3,750 affordable (34%)

Mix of sizes for everyone's need – 58% family homes

All homes delivered to be wheelchair adaptable.

3,572 student bedrooms delivered; 5,261 student bedrooms approved awaiting delivery, 35% affordable bedrooms

Key areas of residential development



Adapting to change: how evolving plans and emerging trends shape housing delivery targets

Over the almost 25 years since plans emerged to regenerate the area and bid to host the 2012 Games, changing priorities, economic circumstances and local needs have shaped and changed the form that individual plans have taken. The introduction of the East Bank cultural and education district within two zones of the 2012 Legacy Communities scheme, originally consented as new residential neighbourhoods, is a prime example of changed priorities, with adjustments to the number of homes to be delivered within the other masterplan zones, and a reconfiguring of the proportions of affordable housing in these, being a prime example. The Stratford City scheme first granted permission in 2005, while delivering development mainly within the physical framework of the original masterplan, has undergone a number of revisions, including insertion of new elements that have increased the amount of housing from its original 4,500-unit number to over 5,000 homes and 800 student bedrooms, once the remaining few plots have been completed.

The housing target and has it been met?

To answer this, we first need to clarify the housing target being measured and provide context on how the target has evolved over the last 20 years.

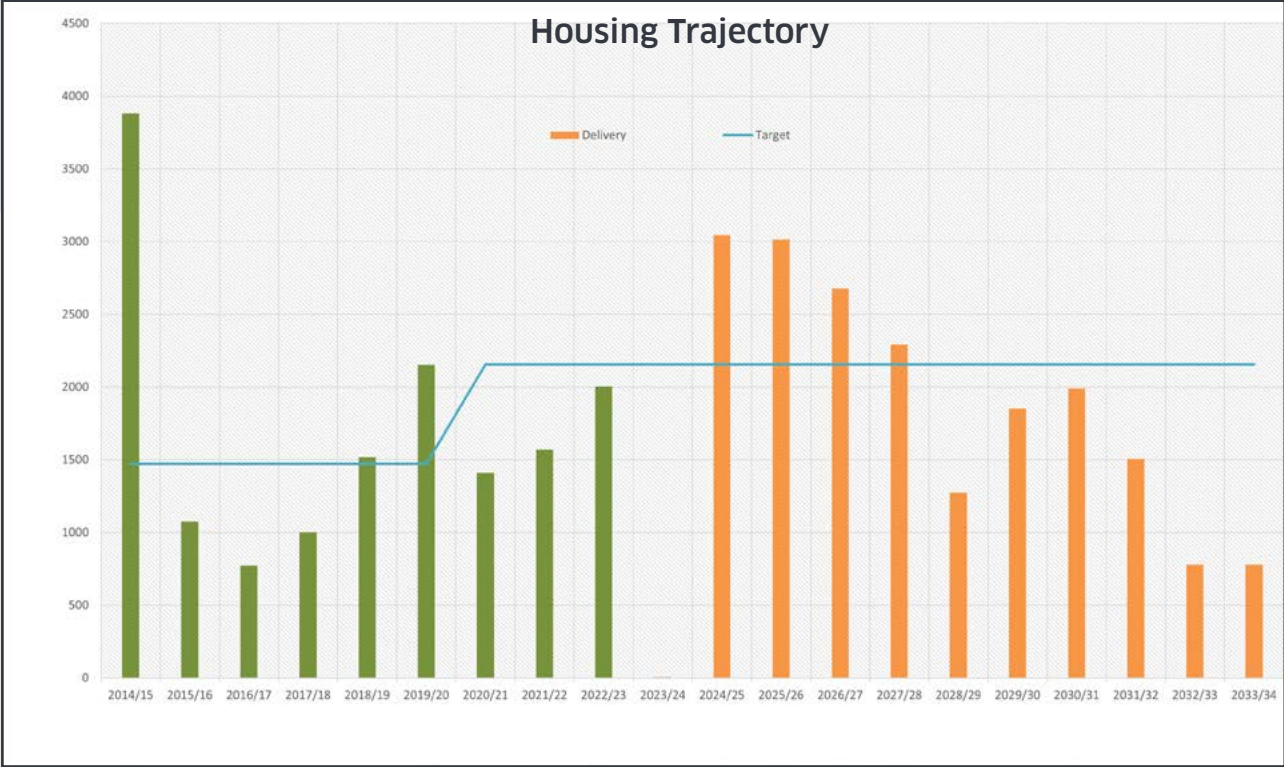
Local Planning Authorities in England are required to determine their housing targets on the basis of a local needs assessment. Additionally, in London, the London Plan also provides a ten-year strategic housing target for each authority based on an assessment of the land’s actual capacity to deliver new homes. This approach takes into account existing and planned infrastructure, aiming for higher density through optimising the number of homes on each site, with the needs assessment informing the mix of affordable and private tenures and also any need for specialist housing. The London Plan also identifies Opportunity Areas, covering areas in London that are identified as having specific opportunities for new development and intensification to support London’s growth. The LLDC area has fallen within the Lower Lea Opportunity Area since 2004 and subsequently within the Olympic Opportunity Area.

The timeline below illustrates how the housing targets for the area encompassing the Olympic site have evolved, shaped by various development frameworks and policies. This demonstrates that the initial housing developments directly linked to the Olympics were governed by policy frameworks set by the GLA and the host boroughs. It wasn’t until the LLDC area was designated in its current form in 2012 and the adoption of the first LLDC Local Plan in 2015 that a specific housing target for the LLDC area was defined.

Therefore, the impact of cumulative housing

delivery can only be measured from 2015 onwards when the first LLDC Local Plan was adopted setting a housing target for the area of 1,490 homes a year. This target was increased to 2,154 homes in 2020 by the adoption of a revised Local Plan to respond to new evidence and changes in policy approaches on London Level. Previously, formal targets were set by the boroughs for the whole of their area, including the relevant part of the LLDC area.

The targets encompassed all available land, including both LLDC-owned and privately owned parcels. LLDC’s role in delivering these homes was twofold: first, directly by developing its own land through the LCS scheme and its land at Hackney Wick to provide approximately 6,000 new homes; and second, by preparing planning policies that protect land for housing and effectively working with developers to progress these safeguarded sites through the planning application process.



Evolving housing target since 2003 Timeline:

2003 London considered for the Olympic bid.

2004 First ‘Olympic and Legacy masterplan planning application)’ approved including 10,000 homes.

Mayor’s first London Plan set a housing target of 10,000 homes for the wider Lee Valley area, including LCS target as part of the Olympic site.

2005 First planning application for Stratford City approved for approximately 5,500 homes over 20 years, with final changes approved in 2011.

2007 Adoption of the Sub-Regional Development Framework and Lower Lee Valley Opportunity Area Planning Framework, projecting 30,000-40,000 new homes for the wider area.

2008 Global financial crisis and the Mayor’s vision for more neighbourhood-type and human-scale developments led to reducing the LCS target to 6,800 homes.

2009/10 Development of Olympic Legacy ‘Legacy Masterplan Framework’ for legacy development of the Park and sites associated with the 2012 Games.

2012 Approval of ‘Legacy Communities Scheme’ planning application for 6,800 new homes, including 35% affordable housing, new schools, health, and community facilities, within a 20-year development programme.

Olympic Legacy Supplementary Planning Guidance (OLSPG) replaces the LLV Opportunity Area Planning Framework, estimating 32,000 new homes in the surrounding area over 20-30 years.

October 2012 LLDC received planning powers

March 2015 LLDC adoption of the first Local Plan with a housing target informed by the London Plan, set at 1,450 homes per annum.

2018 LLDC East Bank development introduces higher education and cultural uses with adjustments to the plans for delivery of new homes within the LCS masterplan

March 2020 LLDC revised its Local Plan to reflect an increased London Plan target of 2,154 homes per annum.

Although housing delivery targets are set for the entire plan period (typically 30 years with 5-year reviews), progress is monitored annually by dividing the target by the number of years in the plan. This method assumes a steady, year-on-year delivery. However, for sites managed by the LLDC, which are mostly major urban regeneration projects on brownfield sites, delivery often fluctuates, with periods of high output followed by slower phases.

Since 2014, the LLDC has met 91%* of its housing targets, but delivery sharply declined in 2023/24—a trend also observed nationwide, as reported by Savills** Contributing factors include changes in national government, global inflation, and the uncertainty surrounding new UK regulations requiring a second staircase in certain buildings, which has delayed an estimated 38,000 homes across London. Despite these challenges, the LLDC area has not seen a decline in development interest, with over 10,000 homes in the pipeline, including 2,000 approved in 2023/24.

Past trends and analysis of existing homes in the pipeline suggest that land regeneration within the area will meet the housing target

* In England student housing is counted towards general housing need.

** www.savills.co.uk/research_articles/229130/359081-0



East Village, site N05 completed in 2023 delivering 48 affordable homes (social rent)

over an extended period. This highlights that while planning is crucial, other factors, such as macroeconomic conditions, play a significant role in housing delivery.

Affordable Housing Delivery

Similarly, London Plan housing targets and affordable housing policies have evolved since the first London Plan was published in 2004. These changes include different approaches to affordable housing tenures and varying percentage requirements. Generally, developments on privately owned land are expected to deliver 35% affordable housing, while those on publicly owned land should achieve 50%. If these targets are not feasible, developers must submit detailed viability assessments to demonstrate that they are providing the highest possible percentage of affordable housing.

As shown in **New Homes figure**, developments built within the LLDC area between 2012 and 2024 achieved an overall total of 27% affordable housing. This is below the overall housing target of 35% set in the LLDC Local Plan since 2015. This can, in part be attributed to a significant

proportion of this delivery being from older, large scale, phased development schemes that received permission in a different policy context, influenced by the impact of the 2008 financial crash. Since 2016 the data shows a significant improvement in the levels of affordable housing within schemes receiving planning permission, following key policy changes introduced by the Mayor of London, alongside an improved viability picture, which have pushed the overall levels of affordable housing permitted and delivered closer to the strategic target.

The Mayor of London's subsequent increased focus on delivery of affordable housing within the London Plan and its technical guidance have also reinforced the need for a tenure mix that more effectively meets housing needs in London and provided clear expectations in the approach for demonstrating the viable levels of affordable housing in individual development schemes. This approach is specifically reflected within the latest adopted version of the LLDC Local Plan (2020). Monitoring data now shows that more recent approvals are achieving higher proportions of affordable housing, often meeting the 35% target. In the pipeline, 34% of all homes permitted and awaiting delivery are expected to be affordable.

Where the LLDC has direct control over housing delivery on its own land, affordable housing in the first three Park neighbourhoods (Chobham Manor, East Wick and Sweetwater) will be c35% in line with Mayoral policies at the time of consent (pre-2016). The remaining Park sites will deliver 50% (by habitable room and using a portfolio approach) in line with current Mayoral policies.

Growth in student population

With the delivery of the East Bank project, and growth of university outposts at Here East, the LLDC area is now hosting a number of world-class universities. At East Bank this includes a major new campus for University College London and the consolidation of UAL's London College of Fashion's six campuses into one major new campus on the Park. Consequently, a significant increase in the student population has occurred. This has resulted in a demand for bespoke student housing. Purpose built student housing has also now become a significant part of the area's overall housing target, with 3,570

student bedroom delivered and occupied and another 5,261 awaiting delivery.. In an effort to accommodate the sustainable growth of the student community and support campus operations, the LLDC has employed strategic planning to guide development. The policies emphasise inclusive design and prioritise student well-being by ensuring quality and inclusivity in the design, recognising that when planned well, student accommodation can add a benefit to the local community while creating an environment where students feel integrated with the neighbourhood. Developments are directed to the most suitable locations, providing easy access to campuses, enabling students to live near, and to feel at home in, the place where they study. Walking, cycling, and the use of public transport are encouraged, with accommodations placed in well-connected areas such as town centres. This plan also aims to boost local vibrancy and economic activity. This approach ensures that different land uses complement each other, minimising potential conflicts and fostering a coordinated urban environment without impeding the delivery of other priorities and objectives.

The different models of housing delivery

Public sector backed – East Village, former Athletes Village

This was originally planned as a major new development built around the new Stratford International station comprising approximately 4,500 new homes and a new retail and commercial office district known as Stratford City. The main housing zones, to the north of the station, are now known as East Village. This new housing area was delivered by the Olympic Delivery Authority, building the first 2,800 new homes, school, medical facilities and other infrastructure. This formed the Athlete's Village for the Games in 2012 providing accommodation and services for the Olympic and Paralympic teams. Following the 2012 Games these were acquired by Get Living London and Triathlon Homes, a group of housing associations. Of these initial homes, 50% were new affordable homes. The remaining are predominantly privately rented homes, owned and managed by Get Living London. The original plans have evolved, resulting in the construction of 3,871 homes to date. The remaining two development plots



Legacy Community Scheme, Phase 1 East Wick, 301 homes completed and occupied in 2022

have received approval for an additional 848 homes and 504 student bedrooms, making a significant contribution to the broader delivery of new housing, including student accommodation.

Public sector backed – LLDC delivery on post-Games development platforms

The LLDC-owned development platforms were granted planning permission for its Legacy Communities Scheme masterplan in 2012, for a series of new neighbourhoods that included approximately 6,000 new homes. Of these,

the neighbourhood of Chobham Manor has been completed providing 880 homes, and East Wick has seen its first phase of 302 homes complete, with the second phase now well under way. These are being delivered with the LLDC's procured development partners which include a housing association to own and manage the affordable housing in each.

Private sector delivery – investment attracted by the 2012 Games

The planning for delivery of the 2012 Games and the infrastructure improvements in the area that have gone alongside this have also drawn significant investment into delivery of new homes in the wider LLDC area surrounding the Queen Elizabeth Olympic Park, resulting in the delivery of a significant proportion of the new homes completed so far since 2012. This has been characterised by delivery on larger sites such as Sugar House Island and Chobham Farm, each with permission for around 1,000 homes and both well advanced in delivery. More information on these and the significant numbers of homes delivered around the LLDC area are provided within the later parts of this document.



Legacy Community Scheme, Phase 2 East Wick, 210 homes under construction



Sugar House Island first phases out of 1,100 homes under construction in 2021.

Shaping Inclusive Communities

With the London Plan identifying the Lower Lea Valley and the Olympic Legacy area as formal development Opportunity Areas, followed through in the detailed Local Plans, the theme has been one of a consistent strategy to optimise the delivery of new homes, alongside economic growth, job creation and the creation of inclusive, mixed and balanced communities. A consistent approach to planning positively, developing and adapting the masterplans, policies and targets for the area has resulted in on-going delivery of homes over the last twenty years.

Achieving good-quality housing in new inclusive, mixed and balanced communities and at a significant scale has been at the core of this strategic planning for the area in and around Queen Elizabeth Olympic Park, and also the wider Lower Lee Valley. The successful bid for the 2012 Games helped to provide the public investment that enabled the subsequent delivery we now see taking place. This investment and the strategic and local plans and policies put in place to facilitate that delivery have also helped to attract the significant private investment and development that has also taken place.

As a Local Planning Authority, the LLDC has focused on effective engagement with developers during the planning process, providing clarity on expectations in meeting its strategy and policies and negotiating to achieve maximum achievable levels of affordable housing, good-quality homes and significant wider public benefit from development proposals placing emphasis on the accessibility and quality of homes. (see **Design quality & inclusivity section**)





DESIGN QUALITY & INCLUSIVITY



Visitors of Queen Elizabeth Olympic Park

New Bridge at Hackney Wick delivered in 2022

A Commitment to Design quality and Inclusion and diversity

The host boroughs of Hackney, Tower Hamlets, Newham and Waltham Forest make up some of the most ethnically and culturally diverse parts of London so designing in a way which is inclusive has been the key priority to ensure everybody can thrive here. From the outset of planning and delivery for the 2012 Games and in their long-term legacy, London committed to ensuring there would be no barriers to ensuring full participation of communities that have traditionally been under-represented, or that have experienced discrimination or social exclusion.

The commitment to high-quality design and inclusivity has been enshrined within the pillars of LLDC's overarching strategy. Embedded as two of the four priority themes, these principles not only drive LLDC's strategic objectives but also underpin all decision-making processes.

Priority Themes:

- **Delivering high quality design**
- **Delivering inclusion and diversity**
- **Delivering sustainable development**
- **Delivering inclusive growth and community wellbeing**

These themes act as a set of principles for the organisation, reflecting its core ethos and underpinning all decision-making. They are based on the themes established by LLDC's predecessor, the Olympic Delivery Authority, which have guided London 2012 legacy planning and the creation of Queen Elizabeth Olympic Park from the very outset. They build on the commitments made in the London 2012 bid to put local communities at the heart of the transformation of east London, on the exemplary standards of accessibility set by the most inclusive Games to date, and on the commitment to make Queen Elizabeth Olympic Park a beacon of design excellence and a blueprint for sustainable living.

High-quality design

Design, and design thinking, are fundamental components to transforming and integrating one of the most challenged areas in the UK into a world-class, sustainable and thriving district post 2012 Games. The ambition is clear - to be the next Great Estate of London, particularly in terms of design and placemaking. This means delivering a place of the highest quality and distinction.

To be high-quality any new place must build on and enhance the local context. Drawing on the unique energy, character and heritage of

the Lower Lea Valley and wider east London. Design must consider improvements to the physical, economic and social connections between Queen Elizabeth Olympic Park and the neighbourhoods surrounding it. Delivering high-quality design means coordinated architectural, urban and landscape design which creates places that respond to people's needs and are safe, usable and beautiful, and which create and maintain value over the long term.

Context

High-quality design, whilst being a priority theme of its own, is also integral to the delivery of all other aspects of a place. High-quality design means a choice of high-quality homes, which support residents' needs and allows them to build their lives in and around the Park. High-quality design embraces a holistic definition of sustainability, integrating environmental responsibility, economic viability, social welfare and efficient resource use. High-quality design champions equalities and inclusion by delivering places of outstanding quality which are welcoming and designed to be inclusive for people at different life stages.

Through the delivery of well-designed, high-quality facilities and infrastructure for new and emerging sectors of London's economy, including research, innovation, education, digital media, technology and creative industries, more jobs, skills and enterprise can be created.

The success of Queen Elizabeth Olympic Park is dependent on its integration with its neighbours and its ability to stitch together previously disconnected places.

High-quality design of vital connections can create opportunities for shared local and neighbourhood centres, as well as access to communal amenities such as schools, universities, workspace, jobs and training, galleries, museums and theatres via new networks of safe and robust pedestrian, cycle and vehicular connections.

Building high-quality neighbourhoods of character inspired by east London's heritage can help new neighbourhoods to be an extension of the well-established communities which surround them, drawing on and strengthening their character and identity.

From strategy to delivery of high-quality places

Delivering a high-quality place starts with establishing strong, clear planning policies and guidelines. A robust set of delivery mechanisms then ensures these policies are effectively implemented. The LLDC Local Plan outlines several policies aimed at achieving the highest possible standards of quality in design, construction, and use.

But this doesn't stop there. Turning these policies into reality requires a robust set of delivery mechanisms that ensure every stakeholder is held accountable for upholding these standards. LLDC as the planning authority employed a variety of effective tools that have proven successful in practice. These tools are essential in translating the vision into tangible, high-quality developments, ensuring that the standards set are consistently met. This included setting up a team of internal and external design advisors, use of planning obligations as well as driving research on design innovation.

In addition to the statutory planning policies established by LLDC as a Local Planning Authority, which guide development

principles for all sites within its planning area, the LLDC has created internal design standards that aim for ambitious design across all LLDC-owned sites, exceeding minimum requirements and setting best practices. While these policies and guidelines are only mandatory for LLDC's own projects, they are also used by planners to assess and guide private developments. This helps define what constitutes good design and ensures a coherent vision for achieving high-quality design throughout the area.

LLDC Design Quality Policy

The Design Quality Policy was first published in 2012. It was subsequently updated and revised in 2019. It sets out our vision for achieving high-quality design across all developments. The policy forms the basis of a delivery plan for design quality; identifying our key principles, processes and technical requirements to embed high standards of design throughout Queen Elizabeth Olympic Park and east London. It is referenced as best practice within LLDC's Local Plan policies BN4 and BN5.



Hackney Wick



Chobham Manor development, new home

LLDC Park Design Guide

Occupying 225 hectares, the Park lies across the border of four east London boroughs: Hackney, Newham, Tower Hamlets and Waltham Forest, and is one of the largest regeneration projects in London's history. With 102 hectares of parklands and attracting over 20 million visitors every year, the Park is already a huge draw for families, sports enthusiasts and a growing population of local residents and businesses, as a large metropolitan park of national significance. The award-winning Park will forever be

synonymous with the 2012 Games and is becoming an integrated part of the wider urban grain of London.

The Park Design Guide sets out the expected standards for ensuring that good design, climate resilience and biodiversity are sustained across the open spaces on the Park and LLDC development sites, whilst integrating place making principles as part of the ongoing management of the Park. This Guide has been updated since to reflect LLDC's commitment to The Paris Agreement and our target of net zero carbon by 2030.



Integration of Heritage Assets into New Development, Sugar House Island



QEOP Park Design Guide 2024

Our approach is to consider climate risk and embed climate resilience and nature positive design in order to deliver an exemplar, future ready Park and surrounding neighbourhoods.

Internal design advisors

LLDC has a 19-person ‘Design Team’ which provides support across LLDC on development projects and ongoing management of the Park. Of this team, six design professionals, including architects, urban designers, landscape architects and inclusive design specialists support the planning authority specifically. Their involvement ensures a consistent approach to championing high-quality design and adherence to the Local Plan policies and guidance.

In collaboration with the planning team, the Design Team has led numerous innovative research initiatives to address emerging challenges and has led the preparation of a number of Internal strategies such as the Design Quality Policy. This includes exploring innovative approaches to optimising housing design and examining the relationship between high-density development and urban greening. Both areas of research have produced award-winning documents that set new standards in the field.

Ensuring Quality and Compliance: The Role of Planning Conditions in upholding high standards

To uphold each development to high standards and minimise and mitigate risks, planners use conditions as essential guidelines for ensuring new projects have minimal negative impacts. For example, these conditions were used to address the choice of building materials, landscaping, and tree management during construction.

Standard conditions were established to ensure clarity and consistency for both planners and developers regarding project requirements. The LLDC Design Team held the responsibility for setting and reviewing these conditions. They work closely with developers to ensure compliance and oversee the process, supported by dedicated funding to ensure everything runs smoothly.

Design Team retention

To ensure high-quality developments, it’s crucial to maintain consistent design standards from initial planning to project completion. Keeping the same architects and landscape architects throughout the process enhances design quality. However, developers often switch teams after planning approval, which can compromise the final design.

To address this, the LLDC Design Team created a standard Design Team Continuity Clause. This clause is part of a legal agreement tied to the planning approval and ensures that the same design team involved in the planning stage continues to work on the project throughout its development. By maintaining this continuity, the clause helps prevent changes that could negatively affect the quality of the final design during the technical and construction phases.

External Design Advisors

LLDC planners were assisted by a dedicated independent Quality Review Panel and Community Review Panel, which provided guidance to the planners and the Planning Decisions Committee. Their roles and functions are outlined in Section X of this document.

Inclusion and diversity

Inclusive design can help all human beings experience the world around them in a fair and equal way by creating safe and accessible environments for all members of the community. When it comes to the built environment, there is a difference between being ‘accessible’ versus being ‘inclusive’. Access can, in most cases, be easily achieved, with the emphasis typically being to provide step free, level physical access.

Delivering genuine inclusive design requires more. It requires more thought, more engagement, more innovation and more desire to create the best design possible for all intended users. It’s about people. It considers that we are all different and will have differing needs and requirements throughout our lives. It considers a wide range of abilities, age groups and backgrounds. It reflects faith requirements of the local community, hidden disabilities such as autism and chronic pain and addresses the important issues likely to affect people

with different sensory abilities. In doing so, it helps create better, more intuitive and usable designs that ultimately benefit all of us throughout our lives.

Context

In an unprecedented move, LLDC invested £10m in delivering a Paralympic legacy programme that delivered a broad range of projects creating opportunities for disabled people while recognising and celebrating the impact of disability sport, arts and culture. Ensuring that all subsequent development projects on and around Queen Elizabeth Olympic Park met the LLDC Inclusive Design Standards was a key strand of the Paralympic legacy programme, leading LLDC to deliver inclusive places and neighbourhoods that can be used easily and enjoyed by everyone, equally.

Another example of LLDC acting on their priority theme to champion equality and inclusion has been its support of the Global Disability Innovation Hub (GDI Hub). Born out of the Paralympic legacy programme, GDI Hub is building a movement to accelerate disability innovation for a fairer world by harnessing academic excellence, innovative practice and cocreation to tackle global challenges from a new perspective – all to have a positive impact on the lives of disabled people around the world.

GDI Hub is now in a strong position to promote the approach taken in east London to help influence and create similarly inclusive places and neighbourhoods well beyond the planning boundaries of LLDC.

Mechanism for delivering Inclusion and Diversity in all development projects

The LLDC Local Plan emphasises the need to create spaces and places that cater to everyone’s needs, ensuring they are accessible, welcoming, and equitable. This requirement is embedded in all policies and focuses not only on the accessibility of places, workspaces, homes, and other built environments but also on ensuring that the benefits of new developments are shared by all.

To implement the policy, LLDC has developed a process to ensure inclusive design across all

its development projects and create inclusive places. This includes:

- Establishing the role of an Inclusive Design Principal, an officer responsible for advising planners on inclusive design principles, championing inclusive design within the organisation, shaping LLDC-led projects, and advising the Planning Policy and Decisions team.
- Setting up Inclusive Design Standards to provide best practices for inclusive design on LLDC-owned sites.
- Establishing the independent Built Environment Access Panel (see Section X).

Key Achievements: Outstanding Design and Accessibility at Olympic Venues and the Park

Queen Elizabeth Olympic Park

Queen Elizabeth Olympic Park stands as a triumph in urban landscape design, earning many prestigious accolades. As the largest new urban park in over a century, it has become a symbol of inclusivity, transforming London’s landscape and enhancing the well-being of both locals and visitors. The park’s commitment to accessibility is evident through its design initiatives, providing step-free access, hard-standing surfaces, regular seating, and accessible Blue Badge car parking.

“69% of those who visit Queen Elizabeth Olympic Park are from East London and 48% from the four Growth Boroughs. The four Boroughs also represent 78% of London Aquatics Centre and 88% of Copper Box Arena members”

The Park’s commitment to accessibility is evident through its design initiatives, providing step-free access, hard-standing surfaces, regular seating, and accessible Blue Badge car parking.

It has also been acknowledged for its commitment to safety and gender equality. Ranked as very high in personal safety*, the Park is perceived as secure for women and girls, reflecting ongoing efforts such as lighting audits to enhance gender equality in public spaces.

Since its opening in 2012, the Park has received 22 awards recognising its design and accessibility excellence, including:

- Green Flag Awards (2014–2024)
- Landscape Institute Award for Park Management Excellence, Winner 2021
- Building Design, Masterplanning Architect of the Year, Winner 2012
- New London Architecture, Public Spaces Award, Winner 2012

* Queen Elizabeth Olympic Park visitor survey 2019/20

Timber Lodge and Tumbling Bay Playground

Timber Lodge and Tumbling Bay Playground are the result of the transformation of one of the Games concourses opposite the former Basketball Stadium. Together they provide a new community facility and associated play space.

During the design process the play area was developed from a child’s perspective, designing experiences rather than just placing equipment. The Timber Lodge is a building containing a café, community space and public toilet provisions for the North Park. The café enjoys views in three directions and is located at the intersection of main pedestrian and cycle pathways. It has the following Inclusive Design features: automatic doors; level access throughout; accessible changing facilities; multi-faith prayer room; good signage and layout and a playground designed for a broad range of ages and abilities. The operator employs over 50% disabled staff.



Queen Elizabeth Olympic Park



Queen Elizabeth Olympic Park

Awards:

New London Architecture Award, Public Spaces, Winner 2014

Landscape Institute Award, Small Scale Public Space, Winner 2014

BALI National Landscape Award, Hard Landscape Construction, Winner 2014

BALI National Landscape Award, Sports Grounds and Leisure Facilities, Winner 2014

Civic Trust National Award, Winner 2014

Selwyn Goldsmith Award for Universal Design 2014



Timber Lodge

Olympic Venues - Iconic buildings and Enduring Legacies of inclusivity

All venues have been designed with high accessibility standards, featuring amenities across the Park such as accessible toilets, changing facilities, including baby-changing areas, induction loops, and audio assistive systems.

The London Aquatics Centre, designed by the renowned architect Zaha Hadid, was central to the Games’ activities. After extensive renovations, it reopened to the public in March 2014. The facility includes three swimming pools—two 50-metre pools and a diving pool—as well as a gym with 100 stations and a café. The 25-metre diving pool offers boards and platforms ranging from 1 to 10 metres, a dry diving area for training, and a group exercise studio.

Attracting over a million visitors annually, the London Aquatics Centre is accessible to everyone, including those with disabilities. It features the Poolpod, an innovative lift system that provides independent access for wheelchair users. This submersible platform attaches to the poolside and allows users to enter and exit the pool smoothly. A platform lift enables users to stay standing while entering the water, and a submersible wheelchair provides privacy for transfers from personal wheelchairs in the changing



London Aquatics Centre

rooms. The Poolpod, which operates with an electronic wristband, maintains a level position and lowers users into the water in approximately 20 seconds before being stowed at the poolside.

Award

RIBA National Award, Winner 2014

New London Award, Winner 2014

Key Achievements: High-quality and Inclusive Design in New Developments and Infrastructure Projects

The dedication to achieving exceptional architectural and design quality, coupled with a focus on accessibility and inclusivity, is woven into the fabric of all developments delivered by the LLDC. This commitment is not only evident in LLDC's role as a landowner but also in its planning function, where consistent strategies are applied. The inclusion of independent panel scrutiny and the utilisation of specialised expertise, particularly in design and inclusive design principles, ensures that each development attains the highest standards.

All non-residential developments have successfully met the needs of all users, providing accessible and inclusive environments by incorporating the Legacy Corporation's Inclusive Design Standards. Similarly, all residential developments have met the required standards by providing 90% of dwellings for accessibility, allowing most people, including wheelchair users, to

access and use the dwelling. Additionally, 10% of dwellings have been designed as fully accessible with step-free access and specifying lift provisions where necessary.

Including everyone in the process

Giving a voice to young people through regeneration and development.

In 2014 LLDC formed the Elevate group (formerly known as Legacy Youth Board) to ensure that young people have a real influence, through strengthened links and engagement with LLDC and its Board, on the future of the Park.

The group comprises a group of diverse 14 to 18 year-olds from the four Host Boroughs, which regularly reviews and provides valuable input to strategies, plans and LLDC design proposals in relation to Queen Elizabeth Olympic Park. Members are paid for feeding into plans, as a way of acknowledging their time and expertise.

As part of the 2021 LLDC Board recruitment process, one seat has been dedicated to a member of Elevate. This initiative empowers young voices, ensuring they have a meaningful role and a direct say in decision-making processes.



Elevate Group

“

The research LLDC invested in over three years to define principles of gender-informed urban design and planning has set a national benchmark, shaping local policies beyond its boundaries. This work has sparked wider conversations and serves as a key input for future iterations of London Plan policies, ensuring that inclusivity becomes a foundational aspect of urban development.

”

Marina Milosev – LLDC's Team Lead Planning Policy

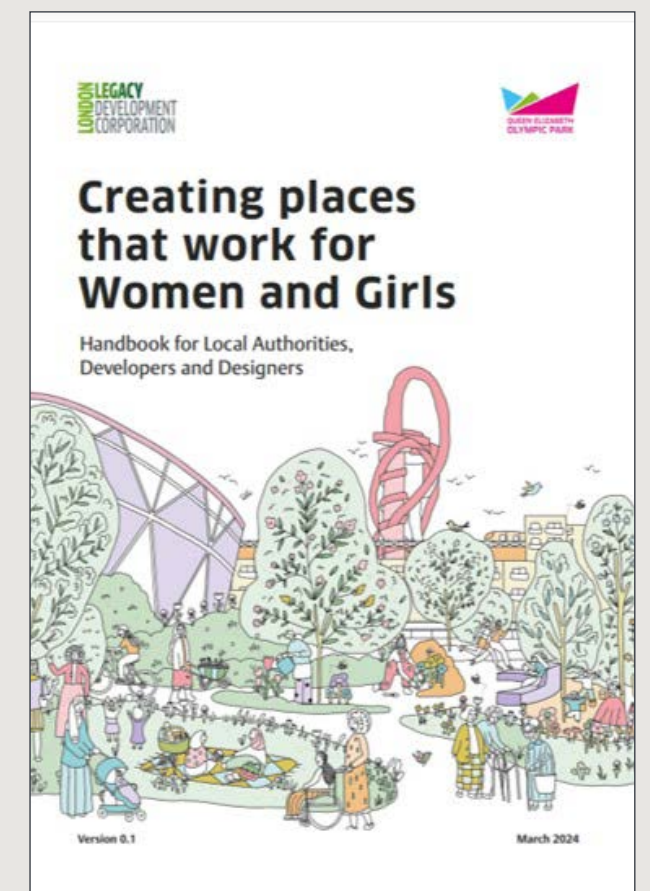
Creating Places that Work for Women and Girls

The LLDC has placed gender inequality in public spaces at the top of its agenda, demonstrating a committed effort to addressing this issue. In March 2021, LLDC established the Women and Girls Safety Project Board, comprising representatives from each of its departments, in areas as diverse as planning, to park operations and marketing. This Board was formed to review the approach to gender inclusion in all projects across the LLDC area. Monthly meetings of the Board serve as a crucial platform for fostering collaboration among departments, ensuring a unified and concerted effort towards mainstreaming gender-sensitive principles. LLDC's success in advancing this initiative is attributed to the unwavering support from all departments, providing continuity and guaranteeing that all projects undergo a gender-sensitive lens. The Board not only facilitates the sharing of relevant actions and feedback across the organisation but also optimises resource through the collective analysis of shared data, informing various workstreams, acting as a gender champion to upskill colleagues and stakeholders and contributing to LLDC's overall success in promoting gender inclusivity in public spaces.

LLDC is the first Local Planning Authority in the UK to mainstream gender-informed principles in design and planning. The knowledge and good practice have now been compiled into a handbook providing practical steps that urban planners, developers, architects, and other stakeholders can take to ensure a gender-informed approach is

applied in the planning, design and decision-making process, from the inception of any project through to delivery and long-term management.

The handbook has been directly informed by robust local evidence, gathering, testing and, more importantly, has been directly co-created with a diverse group of local women and girls and local stakeholders. The work was also shaped by emerging national and international studies and approaches.







COMMUNITY DEVELOPMENT AND SOCIAL AND CULTURAL INFRASTRUCTURE



New and existing developments at Sugar House and Mill Meads

Community development and social and cultural infrastructure

New places and new communities

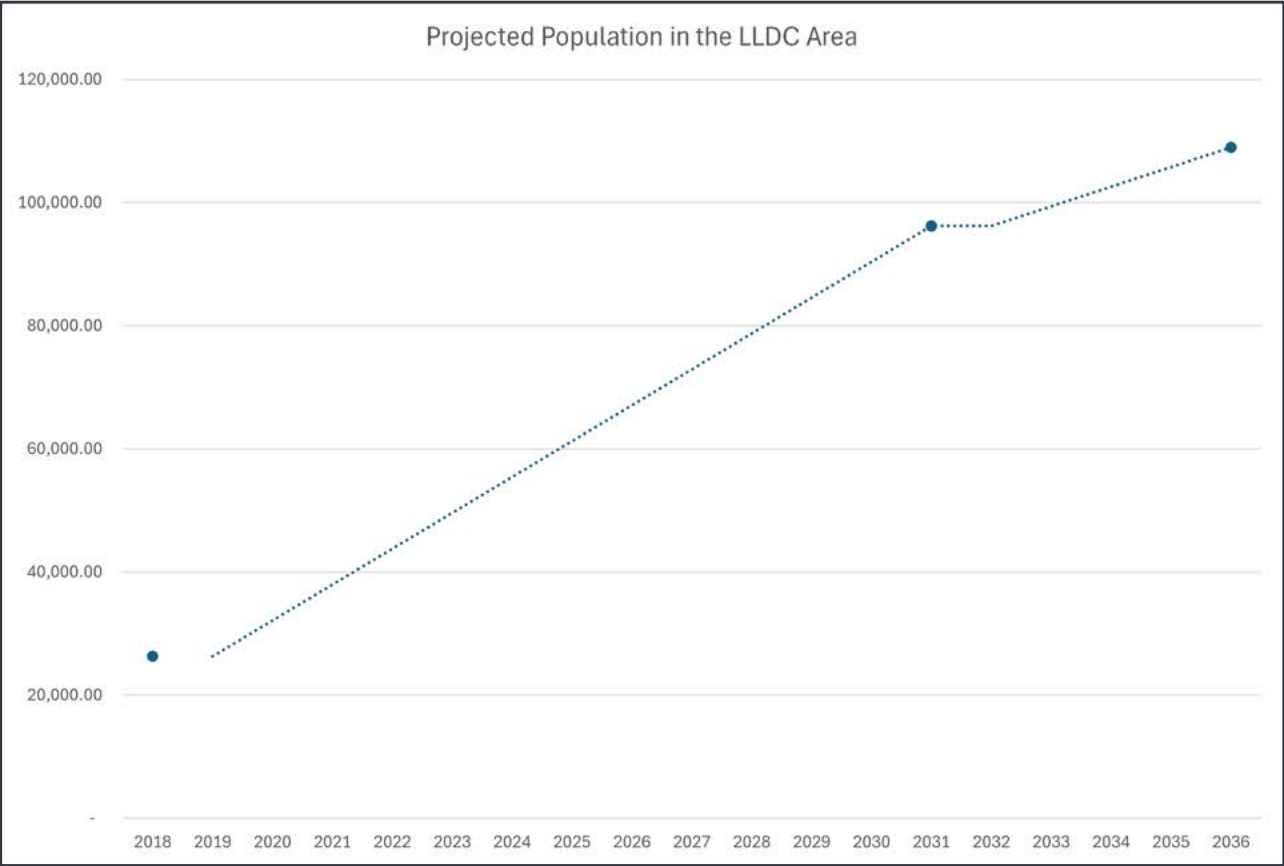
Creating new communities and integrating those existing around the Queen Elizabeth Olympic Park area has been a fundamental goal of the LLDC's work in delivering the legacy from the 2012 Games. Crucial to this aim has been the physical integration of the area, through provision of new bridges and routes that join the west to the east of the area, overcoming the challenges of severance. The provision of parklands, the mix of housing types and tenures, and the provision of safe and accessible public realm have also helped to lay the foundations for successful new communities to develop and flourish.

Before 2012, there were a limited number of residential communities within the LLDC area. A few pockets of residential development existed in Fish Island and in areas along Stratford High Street between Bow and Stratford. The Trowbridge Estate and Eastway in Hackney Wick and the Abbey Mills Lane area are the only two relatively unchanged and long-established residential areas. While these represent a small proportion of the LLDC land area, the importance of these communities, and the need to ensure that they benefit from the major scale of change occurring around them, has and continues to be of real importance.

Population changes in the LLDC area

Demographic modelling undertaken in 2018 provided a forecast of future population within the LLDC area in 2031 and 2036, based on a survey of the population and the known development trajectory for the area. This work is summarised in a report 'London Legacy Development Corporation - Population Report: Profile and Forecasts (Opinion Research Services, March 2018).

This report calculated the area population in 2018 to be 26,274, projecting that it would rise to 96,219 by 2031 and 108,946 by 2036. While the factors considered in this forecast will have varied over time, this provides an indication of the scale of population change expected, that is primarily driven by the number and types of new homes being delivered in the area.



Projected Population Growth in the LLDC Area (Moving Average)

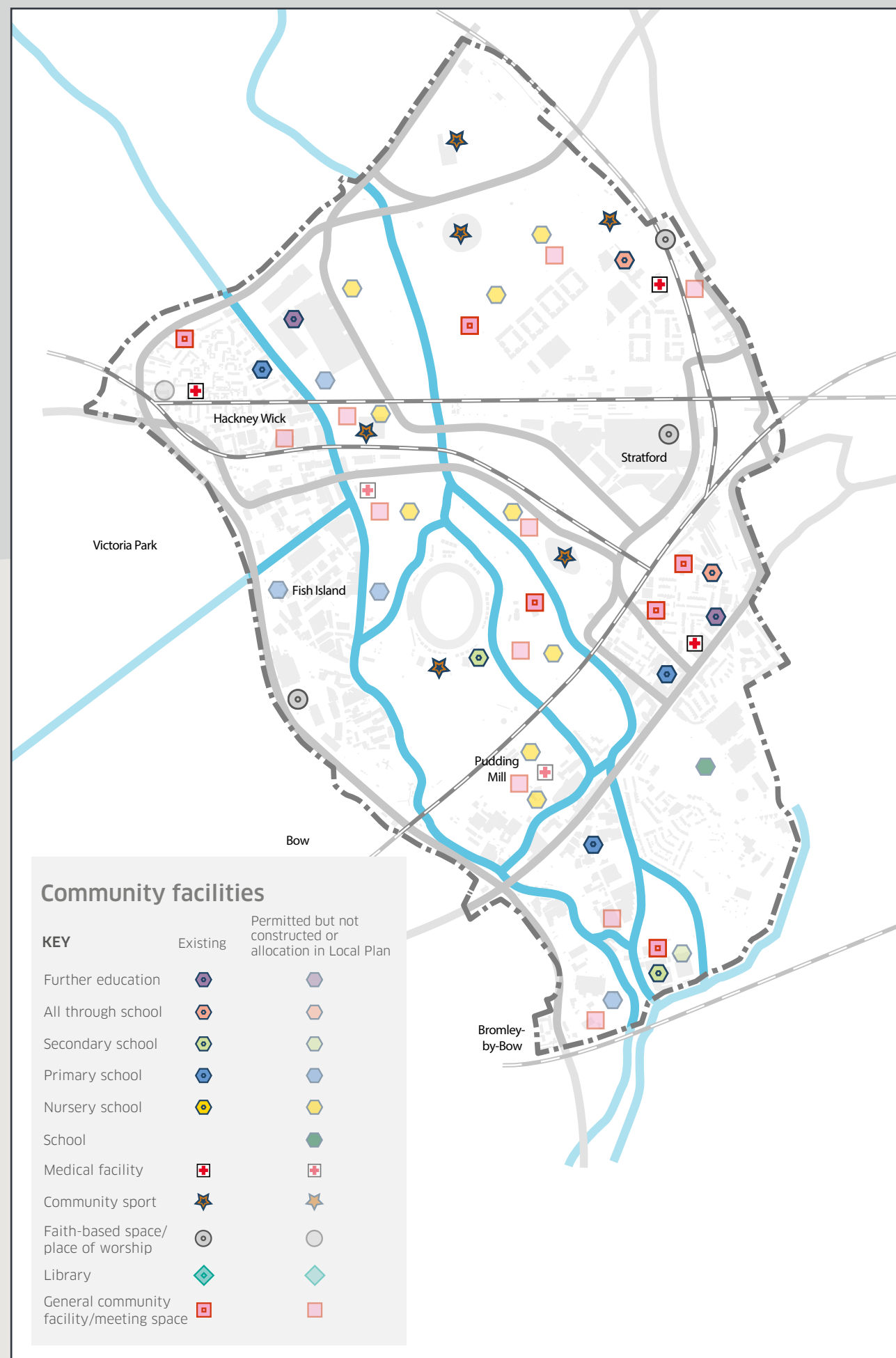
This should also be seen in the context of wider population growth in east London, with the population of the borough of Newham, as recorded in the 2011 and 2021 Census, showing a 14% increase, from 308,000 to 351,000.

Providing new social and cultural infrastructure

Strategic development proposals such as those for Stratford City and the LLDC Legacy Communities Scheme, have been of a scale that has presented the opportunity to plan for and integrate new community facilities, including schools, medical facilities and community meeting spaces, from the outset. These major proposals and the strategic and local development plans highlighted in the Key Plans and Schemes section of this document have been accompanied by a range of strategic infrastructure assessments to help determine what will be required. With social infrastructure, the input of those responsible for delivery and operation have been crucial, for instance the Host Boroughs as education authorities, and the NHS in terms of health provision.

The LLDC Local Plan has captured the overall picture of social infrastructure requirements drawn from these assessments. Where delivery has not already been secured, the requirement for provision has been included within the scope of relevant identified sites, with the expectation that these be delivered as part of a development scheme or, if not, that the scheme provides the land and that arrangements for securing funding and delivery are put in place. Where development proposals have been through the planning process, such requirements are captured as a part of any planning permission granted, usually using a 'S106 Legal Agreement'.

Where bringing forward development has been associated with the hosting of the 2012 Games, opportunities to bring forward delivery of social infrastructure in advance of the arrival of the new residential population have been taken. The Chobham Academy School and the Sir Ludwig Gutman Health Centre at East Village, the Bobby Moore Academy School near Sweetwater and the Mossbourne Riverside Primary adjacent to East Wick are examples of this. This has helped ensure that these are available to those in surrounding communities, helping to ensure that these are included in the benefit provided.



Supporting community development

The LLDC area benefits from the existence of a number of community organisations, some of which have emerged alongside the planning and delivery of the 2012 Games and its legacy. The Hackney Wick Fish Island Community Development Trust (CDT) has been established alongside the Mayor of London's designation of this area as a Cultural Enterprise Zone (CEZ); the East Village Trust was established for East Village with initial funds secured through the Stratford City planning permission, and there are a number of other residents associations and groups within the area. A range of charitable organisations also provide services in and around the area that focus on community development, including Social Ark and Badu Sports.

LLDC, across its planning and other activities, has sought to ensure that it actively involves these representative groups. Established during the development of the Olympic Park for the 2012 Games, the Park Panel is a forum run by the LLDC that meets regularly throughout the year. Throughout the last 12 years LLDC has continued to run Park Panel as a tool to facilitate engagement with representatives of local active groups and businesses. Fora such as this have become an important aspect of the creation of new and integration of existing communities, helping to overcome the challenges presented by such a significant scale of change.

Securing and funding infrastructure and community development

The LLDC's planning authority responsibilities have provided opportunities to secure and/or fund the delivery of physical infrastructure and has also provided an opportunity to fund some activities of those organisations delivering projects that focus on community development.

Where a need for specific infrastructure has been identified within the LLDC Local Plan or other infrastructure modelling work, in some circumstances delivery has been secured directly through its inclusion as an element of the wider development for which planning permission has been sought. In other cases, either the land needed for delivery or a financial contribution towards delivery elsewhere has been secured through the



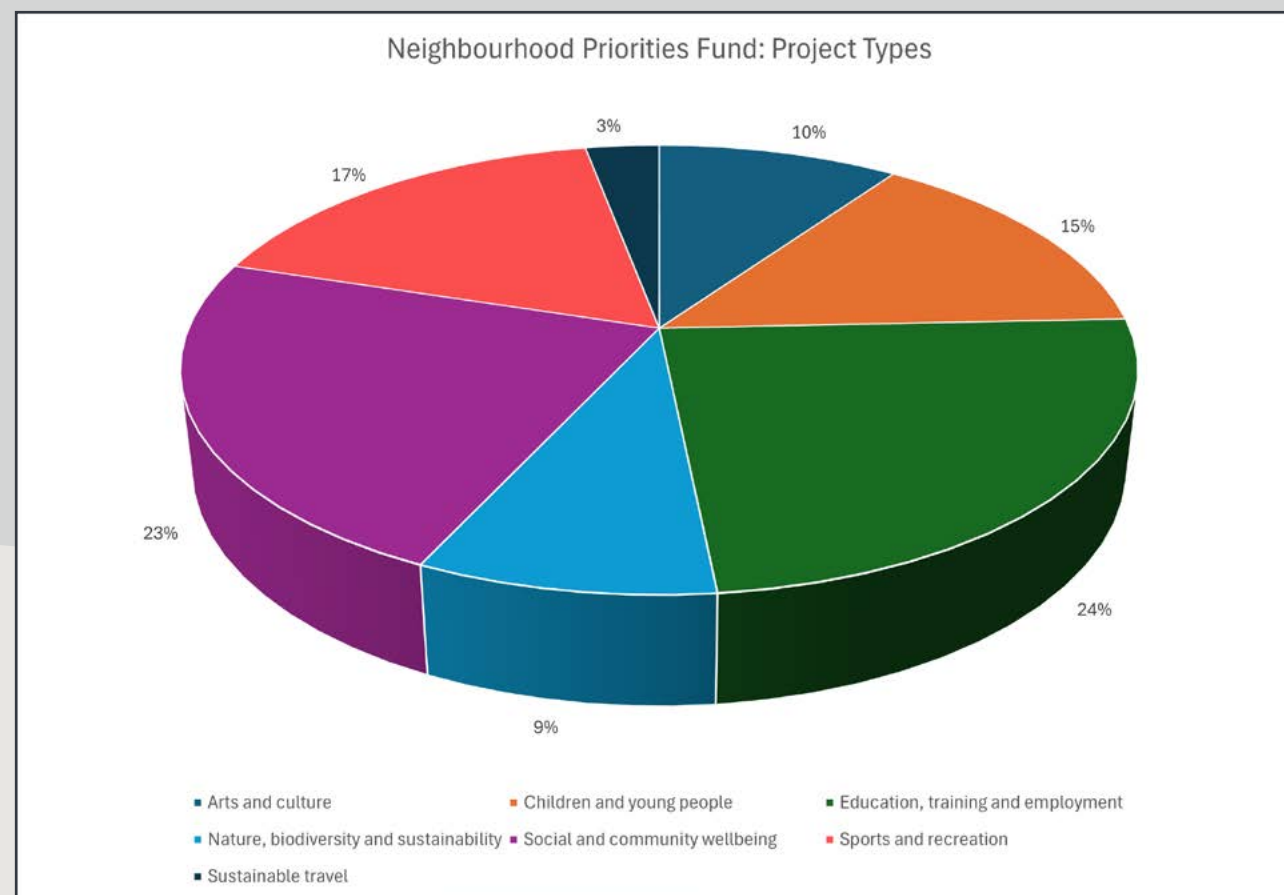
Old Baths at Eastway, Hackney Wick

planning permission. In some cases, as part of the funding arrangements, funds from the Community Infrastructure Levy (see Appendix 2) collected by the Authority have been allocated towards delivery of all or part of a facility.

Where local groups or organisations have been undertaking work to provide facilities, local improvements or run community projects, the LLDC has set up a CIL Neighbourhood Priorities Fund into which bids could be made towards the relevant costs.

Local Planning Authorities that charge CIL are legally required to spend 15% of annual CIL receipts in consultation with their local communities. The LLDC Neighbourhood Priorities Fund was established to enable the community and community projects to directly access and spend this proportion of the CIL money that had been collected. This involved an initial consultation on community priorities and running regular bidding rounds to receive applications for funding.

Four bidding rounds were held by the LLDC, which allocated a total of £3,990,503.80 to these local projects. A total of 77 community projects have been supported across the LLDC area, a complete list of which can be found in Appendix 4. Where funding has been agreed through this process a grant funding agreement has been put in place with the applicant to govern the process of accessing the awarded funds and ensure the funds are spent correctly. This includes a requirement to provide project reports to the LLDC detailing how funds have been spent and the outcomes from the project. Several case studies of projects awarded funding from this scheme are included below.



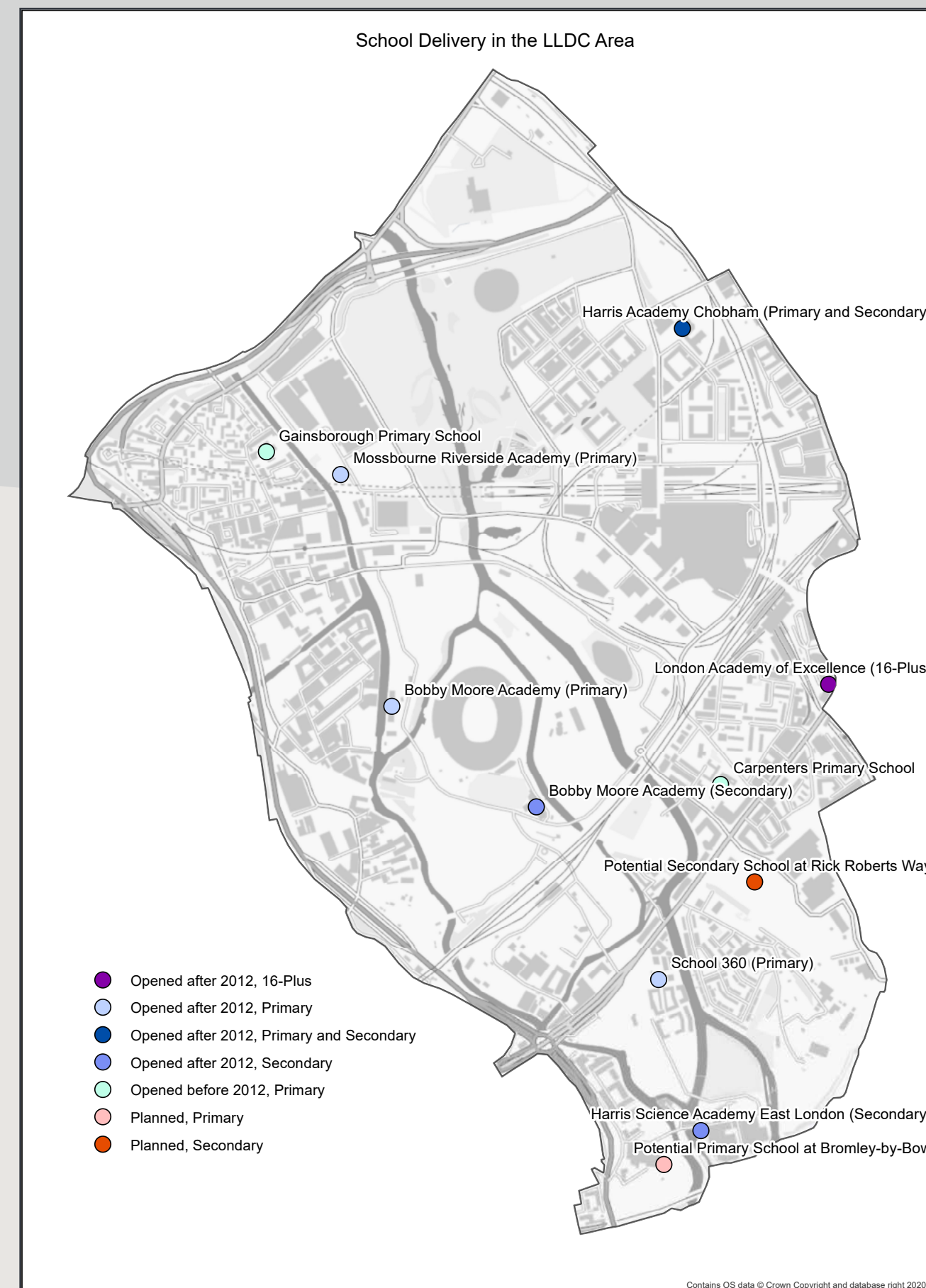
Cultural institutions and buildings

Plans for a cultural hub within Queen Elizabeth Olympic Park emerged in the period after the 2012 Games, once the LLDC had been established.

The background to this is described elsewhere in this document. It is worth noting here, however, that the updating of plans for the LLDC's legacy development in the locations around the London Aquatics Centre have resulted in the delivery of East Bank comprising the V&A East museum (and V&A Storehouse at Here East), a new Sadler's Wells Theatre, BBC Music studios and two major universities: University College London's UCL East campus and the University of the Arts London's London College of Fashion building.

The two universities are now in residence, while the other institutions are due to occupy and open their buildings from late 2024 onwards. Community engagement undertaken by these major institutions, alongside the LLDC, is of real importance. Equally important is the work and projects run by the local organisations represented through the Neighbourhood Priorities Fund which provide a significant grassroots element to the culture of the area.

As one of these, the Yard Theatre have provided a significant local cultural focus in Hackney Wick for more than a decade. The theatre was founded in 2011 using reclaimed materials from the Olympic Park, funded by a £10,000 grant from Arts Council England. It has since grown to be a cornerstone of Hackney Wick and Fish Island's culture and community as well as an internationally renowned theatre. Planning permission has now been granted for a new theatre, located at the same site in Queens Yard, towards which the LLDC has contributed over £3.5 million, with match funding from a range of other stakeholders. This will accommodate a 200-capacity auditorium, as well as a café/bar and dedicated space for young artists and the community.



Delivery: Education

Name	Age Group	Year Built
Mossbourne Riverside Academy	Primary Education	2015
Gainsborough Primary School	Primary School	-
Carpenters Primary School	Primary School	-
Bromley-by-Bow	Primary	Potential
Rick Roberts Way	Secondary	Potential
Harris Academy Chobham	Secondary Education	2013
Bobby Moore Primary School	Primary Education	2017
Bobby Moore Secondary School	Secondary Education	2017
Harris Science Academy East School	Secondary Education	2022
School 360	Primary Education	2021/22
London Academy of Excellence	Education	2012

Delivery: Healthcare

Name	Year Built
Sir Ludwig Guttman Health & Wellbeing Centre	2017
Carpenters Practice	-
Pudding Mill Lane	Pending
Sweetwater	Pending
Trowbridge Surgery	-



Delivery: Higher Education

Infrastructure	Name	Year Built
School/Academic institution	Loughborough University London	2015
School/Academic institution	UCL	2023
School/Academic institution	University of the Arts London: London College of Fashion	2023

Delivery: Community Infrastructure

Infrastructure	Name	Function	Status
Restoration of building	The Old Baths	Community building with artist studios, event and gallery spaces.	Complete
New fit-out	Glyn Hopkin Abbey Hub	Neighbourhood play and youth club	Complete
New fit-out	Talent House	Music and dance space	Complete
New building	Chobham Manor Community Centre (Bridget's Café)	Community centre for Chobham Manor	Complete
New building	The Hall	Community centre for East Village	Complete
New temporary building	Badu Café	Inclusive community cafe	Complete
New temporary building	Good Growth Hub	Skills and employment hub	Complete
New temporary building	Build East Skills Centre	Construction skills training centre	Complete
New building	Pudding Mill Lane Community Pavilion	New community centre	Pipeline
New, expanded premises	The Yard Theatre	Expanded theatre and community centre	Pipeline
New premises	East Bank	Education and cultural institutions	Partially complete



Case Studies: Neighbourhood Priorities Fund



Sir Ludwig Guttman Health and Wellbeing Centre

The Wellbeing Centre is a modern, accessible and environmentally-friendly health centre designed to provide innovative healthcare, wellbeing and community services in E20 – London’s newest residential location.

Originally part of the redevelopment plans for railway land adjacent to what is now Westfield Stratford City, the site was subsequently identified as the ideal base for an Olympics Medical and Doping Centre for the London 2012 Games, and one that could be adapted for NHS use post-Games.

The Centre has been developed as an integrated health and wellbeing centre designed to support and encourage east London residents to live healthier, happier lives. The building is a hub for

innovative, prevention, treatment and support services for east London residents.

Easily accessible by train, bus, bike or car, the Centre’s sculptural form has helped transform the Stratford skyline. Inside, a vast atrium and courtyard create a sense of light and space where visitors are able to access primary care services, screening and self-testing equipment, and a pharmacy and cafe.

The building uses a number of green technologies. Rainwater is collected to flush toilets; a green roof has been planted to improve biodiversity and reduce roof temperatures; and electricity, heating and cooling is fed from the energy efficient combined heat and power plant scheme that supplies Queen Elizabeth Olympic Park. The Centre has won several awards for architecture and clinical service provision during the 2012 Games and for its environmental credentials.



Badu Café, Hackney Wick

Badu Café

Funding was awarded to Badu to deliver a new community café at Hackney Bridge, which acts as a bridge between new and existing communities. The café is an inclusive meeting space, offering a range of activities and classes, and is also hireable as a multi-functional event space.



Social Ark

Social Ark

Funding was awarded to Social Ark, which supports young people from under-resourced East London communities to become social entrepreneurs. Through the Step Up programme, Social Ark worked with 10 young people to develop social enterprises based on their own lived experiences. This included 1:1 weekly support, expert mentoring and monthly peer teambuilding, as well as grants of £1,000 to individual participants.

The Living Line

Funding was provided for the installation of public artworks across the LLDC area that celebrate local biodiversity. This included Somang Lee's The Living Line, which was displayed along a 146 metre hoarding, depicting the wildlife that can be found along the Greenway. The installation of public artwork was complemented by community activities, including allotment workshops with local primary school students.



The Line, The Living Line, Somang Lee



BUSINESS, EMPLOYMENT AND ECONOMY

2007

The site cleared in 2007 waiting for construction to start on the Press and Media Centre which would be home to 20,000 journalists during the Games.



2024

The Press and Media Centre has been transformed into Here East which provides 1.2 million square feet of dedicated and versatile spaces for creative and digital companies. It is designed as a place for start-up entrepreneurial businesses to co-exist and collaborate with global established businesses and support genuine innovation. In the foreground is the Energy Centre, Copper Box Arena and the first phase of housing at East Wick.



New office buildings at Stratford Cross, view from the Park.

Economic Regeneration of east London setting the scene for the 2012 Games

Prior to the bid for the 2012 Games, the planned construction of the High Speed 1 rail link, with its station at Stratford, signified a commitment to bring economic regeneration to east London. The physical focus would be on the development of a new commercial and retail district on the former Stratford Rail Lands alongside a significant numbers of new homes. The 2012 Games Bid candidate file stated that:

“The biggest economic legacy from the Games will be the creation of wider employment opportunities and improvements in the education, skills and knowledge of the local labour force in an area of very high unemployment. The nature and range of those skills will enable residents of the Lower Lea Valley to have a stake in the economic growth of their region and begin to break the cycle of deprivation in the area.”

The Lower Lea Valley Regeneration Strategy, published in 2007 alongside the Lower Lea Valley Opportunity Area Framework, identified the following goals for this area:

- Retain and improve key strategic employment locations and promote a greater intensity of industrial activity within them;
- Promote sensitive relocation of businesses displaced by the Games and other developments;
- Encourage initiatives to promote consolidation and growth in strategic sectors such as food, print, creative industries, waste and recycling;
- Promote demonstration projects to test innovative forms of mixed use with industry; and,
- Use the Games to catalyse an intensive promotion campaign of Stratford, the Lower Lea and the Royal Docks as a good place to do business.



Industry before the Olympic 2012

Employment and Training Framework (LETF) which will provide:

- A programme of employment support services that include job brokerage, outreach and childcare targeted towards disadvantaged groups;
- A range of training initiatives, including construction industry training, and an accredited pre-volunteer training programme;
- Business supply chain initiatives to inform and prepare local companies such that they can position themselves to access contracting and subcontracting opportunities associated with the Games;
- A programme of education support, focusing on supporting local schools to raise aspirations and signpost career pathways for their students into Games related job opportunities.

In planning the post-2012 Games legacy, the Olympic Legacy Opportunity Planning Framework (OAPF), published in 2012, set out the following overarching business and employment development principle:

“To promote Stratford as a new metropolitan centre, ensure land use change leads to a wide range of new business, training and employment opportunities across the OLSPG area, and to identify and protect sites needed for social infrastructure.”

While it is difficult to equate employment and economy statistics over the last twenty years to the direct and indirect 2012 Games investment and subsequent legacy, it is possible to provide information on the specific development, employment and training outcomes that have taken place and have contributed to Stratford's and the wider LLDC areas economic development.

The picture before 2012

Prior to 2012 there were two key areas of development that boosted economic growth, training and jobs within the area and more widely in east London: the development of the Olympic Park and venues for the 2012 Games and the Stratford City development, leading to the creation of what is now Westfield Stratford, the International Quarter London (now known as Stratford Cross) and East Village.

Development of the 2012 Olympic Park

This initial development phase included the area now known as Queen Elizabeth Olympic Park, as well as southern areas like Pudding Mill and Rick Roberts Way (see page X). The remediation of heavily contaminated land, the clean-up and restoration of waterways, and the construction of both permanent and temporary venues and parklands generated a significant number of jobs, including local employment and training opportunities. Additionally, staging the Games created substantial employment opportunities and attracted investment in the local area. The land acquired for holding the Games in 2012 has created significant opportunity to deliver employment space alongside and within the new communities being delivered in and around the Park area. Here East is the most significant example of what has been delivered to date, while areas such as Pudding Mill and its planned new local centre provide a reserve for future business and employment creation and investment.

Over 4,000 local people have worked in construction (out of a total of over 16,000)

7,000 have worked on the Park since 2012 at venues such as Copper Box Arena, Stadium, Timber Lodge & Park kiosks, at The International Quarter London (IQL) and across facilities and estates management functions.

Between 230-250 people are regularly employed to manage and run the Park, of which over 60% are local residents



The construction of the London Olympic site involved the clearing and decontamination of industrial land.

Following the Games, physical regeneration of Games-time infrastructure directly facilitated the creation of new employment space. What was once the press and broadcasting centre during the Games - housing more than 20,000 broadcasters, photographers and print journalists - is now a thriving tech and innovation hub. Here East offers almost 1.2m sqft of flexible office space and 10 years on, is flourishing as London's leading innovation and technology campus, where start-ups and scale-ups, global corporates and world-leading academia collaborate on cutting-edge projects - from smart mobility to e-gaming and cyber security.

It has helped to create more than 10,000 jobs (30% from local boroughs), with 6,000 people currently working or studying on site. The conversion of this space has enabled a new thriving ecosystem of businesses and startups, fostering innovation and economic growth across the wider area.

Statistics on Games-related jobs and investment

Olympic Park and Athletes Village workforce peaked in September 2010 at 10,333. 23% of the Park workforce and 29% of the Village workforce were from the Host Boroughs, 10% of the Village workforce were previously unemployed.

(footnote: DCMS, Plans for the Legacy from the 2012 Olympic and Paralympic Games, December 2010, pp 11 and 12.)

LOCOG (London Organising Committee of the Games) employed or directly paid 8,300 people at Games time, of which 1,951 (23.5 per cent) were host borough residents. 55 per cent of them were previously workless.

At its peak, up to 106,322 people were part of the 2012 Contractor Games Time Workforce, of which 22,381 (21 per cent) were host boroughs residents.19

(footnote: 6 Host Boroughs - Skills and Employment Update Special Edition London 2012 Games Time Jobs Final Update - November 2012)

Stratford City

Westfield Stratford City opened in September 2011 creating approximately 10,000 jobs

The outline planning permission for Stratford City, originally granted in 2005, set the scene for the development of Westfield shopping centre and associated hotel and office space. Alongside this came a new station entrance and bridge linking this new area across the station and rail lines to the existing Stratford town centre, opening up the former Stratford Rail Lands area for the first time. The International Quarter London project, now known as Stratford Cross, formed part



New workspace buildings at 415 Wick Lane.



Westfield Shopping Centre.

of the Stratford City scheme, including more than 200,000 sqm of office space. Since 2012, 170,000 sqm of office and 4,000 sqm of retail has been delivered and Stratford Cross has become home to several completed office buildings, with anchor tenants such as Transport for London and the Financial Conduct Authority.

While progressed separately, Stratford City and the development of the Park, with its venues and other developments, have worked together to create a core new part of Stratford Town Centre that has attracted significant investment, business and jobs growth.

Building a Strong and Diverse Economy - Strategic Policies and Progress to Date

The LLDC Local Plan 2020, particularly Strategic Policy SP.1, "Building a Strong and Diverse Economy," sets out the Legacy Corporation's economic development goals. Local Plan Objective 1 focuses on boosting east London's prosperity by fostering business growth, creating high-quality jobs, particularly in the cultural and creative sectors, promoting the area as a visitor and tourist destination, and offering high-quality education and training opportunities. This, along with the spatial strategies of the Local Plan, builds on previous planning and delivery approaches, creating a current and cohesive strategy for the LLDC area moving forward.

The LLDC Local Plan expands on these objectives through its policies and capitalises on the economic opportunities within Stratford City, the Park, and the wider LLDC area, including the Hackney Wick and Fish Island Cultural Enterprise Zone. An important aspect of this strategy is transforming Stratford from a Metropolitan Centre to a future international centre in London, while developing new districts, neighbourhoods, and local centres. Additionally, the designation and protection of strategic and local employment land reserves have been crucial, alongside the provision of business and employment spaces within most major development schemes, which have primarily been mixed-use rather than solely residential.

These strategies have led to a significant increase in employment space.

Since 2012, approximately 570,000 sqm of new and redeveloped floorspace has been approved within the Legacy Corporation area, with around 420,000 sqm already delivered.



Hackney Wick, Queens Yard: existing affordable and economical artist studios and creative business spaces with vibrant night-time economy

It's important to note that these figures do not account for changes in floorspace for community, educational, or cultural uses, which are also significant contributors to the local economy. Notably, UCL's expansion to its new UCL East Campus and UAL's London College of Fashion's new Campus anchor the

emerging East Bank culture and education hub.

Guided by earlier masterplans and permissions, and more recently by the LLDC Local Plan, several business and employment hubs have emerged within the LLDC area, catering to a diverse range of business users



New small scale office space, Hackney Wick

Here East offers space for start-ups and companies like Sports Interactive, Studio Wayne McGregor, V&A East Storehouse, and Ford Mobility, as well as accommodating several universities. Hackney Wick and Fish Island, designated as a Creative Enterprise Zone by the Mayor of London, continues to provide a mix of industrial, warehouse, and distribution uses in designated areas. Many mixed-use developments in these areas include new employment and commercial spaces, with a significant amount of affordable workspace secured as part of these projects.

Commemorating ten years of Here East, a report found that the community stimulates economic activity to the tune of more than 10,000 jobs across the UK; over 6000 people either working or studying on campus; more than £317 million in wages and almost three-quarters of a billion pounds in gross value add (GVA), outperforming estimations made by Oxford Economics in 2012. This has been achieved by involving people living in and around the LLDC area and around the Growth Boroughs, with a focus on attracting young talent who want to enter new, innovative, and exciting industries. Here East continues to develop partnerships with the LLDC and local boroughs. For example, the LLDC continues to improve access to work-based training opportunities for residents, through Good Growth Hub initiatives. It has also developed a partnership with LB Hackney to develop

placements with Here East businesses, as part of the government Kickstart Scheme, generating six-month work placements for 14-24-year-olds who are currently on universal credit or at risk of long-term unemployment.

“Over 10,300 employment opportunities have been created at Here East since 2012 of which 30% are local residents from across the 4 Growth Boroughs.”

While monitoring data indicates some losses in general industrial floorspace across the LLDC area, these losses should be seen in context. In many cases, they involve previously under-utilised or vacant sites. However, permissions have also resulted in a net gain in light industrial, general industrial, and storage and distribution floorspace in protected Strategic Industrial Locations and other protected employment areas and sites, where such uses are most appropriate.



State of the industrial land before the Games

Key employment areas

1. Stratford City

Delivered since 2012: **112,881** retail floorspace, **171,800** office space and **28,665** leisure uses

2. Sugar House Island

Approved for **33,000** or leisure, retail and office space.

3. Hackney Wick and Fish Island

Redevelopment and delivery of **37,000sqm** of commercial floorspace completed, **21,000sqm** under construction and **7,000sqm** approved in pipeline.

4. Here East

115,000sqm of commercial floorspace including V&A East Storehouse, business / studios, education, conference and retail floorspace

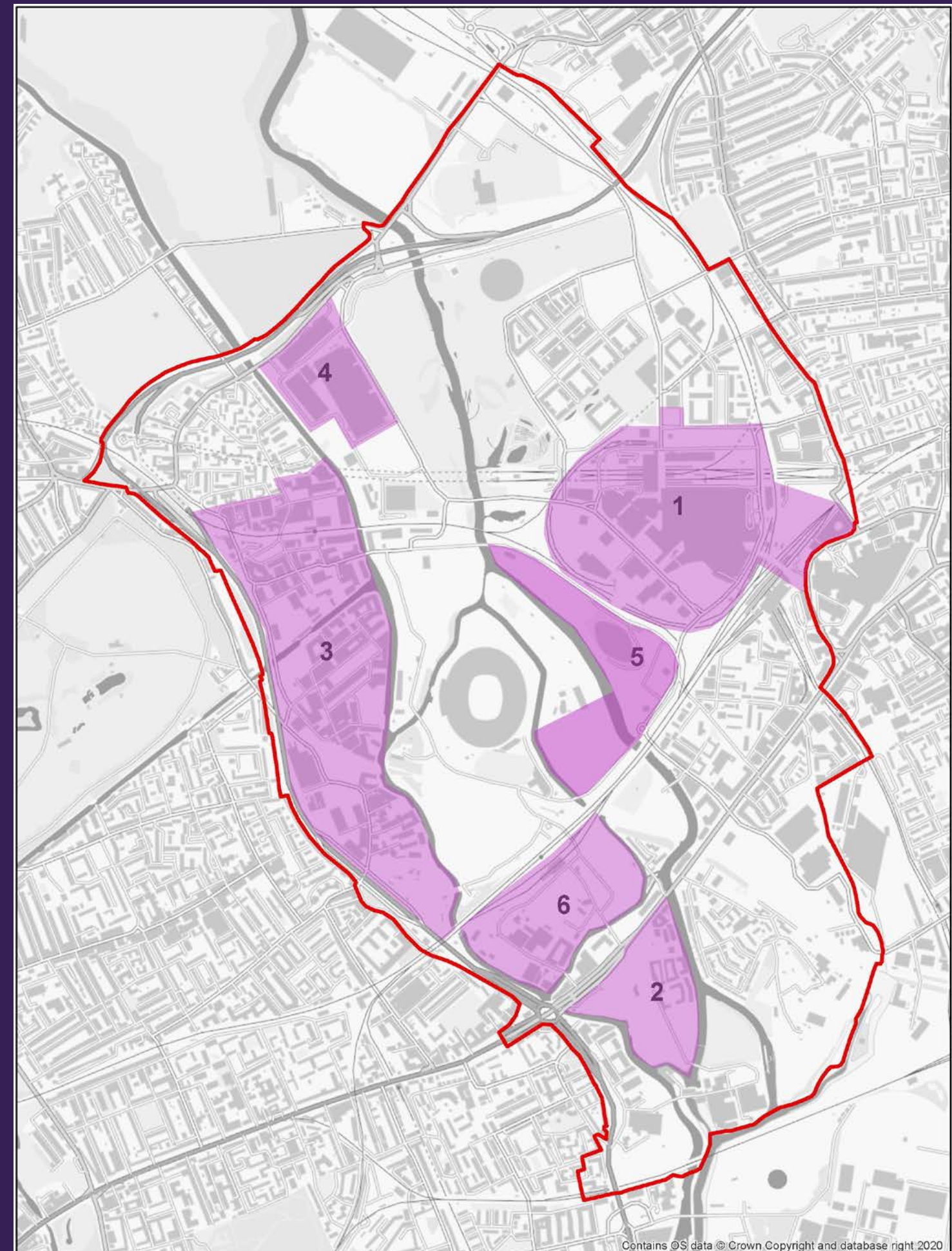
5. East Bank

Major regeneration project (**10 hectares**) delivering cultural and educational uses such as Victoria and Albert Museum (V&A), the BBC, Sadler's Wells, UAL's London College of Fashion and University College London and **2,500 new jobs**.

6. Pudding Mill

70,000sqm of new commercial space approved to be delivered in the coming years,

23,526sqm of affordable and low-cost workspace approved, **10,870sqm** completed, **4,794sqm** are under construction, and **7,862sqm** planned for the future.



Fostering Small Businesses and Strengthening the Local Economy: LLDC's Strategy for Supporting small business and delivery of Affordable Workspaces

The LLDC, acting as both a Local Planning Authority and a regeneration body, has actively supported local businesses. Measures have included protecting and ensuring the replacement of employment floorspace where sites are redeveloped, supporting Community Interest Groups, and supporting the creation of a Creative Enterprise Zone in Hackney Wick—a project led by the Mayor of London to support creative businesses. Where development proposals have an impact on existing businesses and occupiers within a site, the Local Plan and guidance requires the applicant to engage with these tenants and provide a relocation strategy to help them return to the site or help with finding new premises elsewhere.

The LLDC Local Plan policy aims to result in the provision of a range of spaces for individuals and smaller businesses, often with supporting infrastructure, which can help businesses to establish and grow. These are generally managed by specialist workspace providers who often also provide technical and business support facilities to their tenants. The LLDC planning guidance documents have further provided detailed guidance on policy requirements for such provision, which is then secured through legal agreement as part of the planning permission for the host development.

A notable example of this good practice is the securing of space for existing social enterprises within the redevelopment of the Piano Factory site in Fish Island. In this project, the LLDC planning and regeneration teams worked closely with the developer



Affordable workspace for small businesses and creative industry



Existing light industrial space in Hackney Wick

and the Stour Trust—a local community organisation that supports commercial, artistic, and industrial enterprises, especially those representing under-represented groups. As part of the legal agreement the Stour Trust secured a 999-year lease for 929 square metres of space at a peppercorn (very low) rent, ensuring the long-term availability of affordable workspace for the local community.

Borough and LLDC regeneration teams have worked over time to engage with local businesses to connect them to the developer of these schemes and the workspace providers at all stages of the planning process to encourage maximum local take up of the spaces provided. The results of these policies have been significant.

Since November 2012, these initiatives have helped the LLDC secure 23,526 square metres of affordable and low-cost workspace through redevelopment projects. Of this, 10,870 square metres have been completed, 4,794 square metres are under construction, and 7,862 square metres are planned for the future.

Figure Key employment sites shows the distribution of these new and retained affordable workspaces, with a concentration in Hackney Wick and Fish Island, and expansion into areas such as Pudding Mill and Stratford High Street. This highlights the success of the LLDC's policies in preserving



Hackney Bridge: A meanwhile use project offering a range of uses including affordable workspace and community space

and promoting creative industries in high-demand locations.

The Role of Meanwhile Uses in Supporting Economic Development and Urban Regeneration

Given the predominance of large brownfield sites in the area, some designated for long-term development, LLDC has adopted robust planning policies to encourage interim or meanwhile uses. These uses are vital for activating and enriching urban spaces, providing immediate value and activity while permanent developments are underway.

A prime example of a successful meanwhile use is the ABBA Arena, a prominent feature of Queen Elizabeth Olympic Park. The decision to locate the ABBA Arena in the Park was driven by its association with the 2012 Games, excellent connectivity, and the availability of suitable land as well as the supportive involvement of LLDC as a landowner and planning authority. Additionally, Stratford has benefited from the delivery of excellent visitor infrastructure including the delivery of over 1,000 new hotel rooms since 2012, supporting high-profile leisure uses such as this and the events held in the Park's sporting venues. LLDC's proactive planning policies facilitate the use of development sites for short-term, interim uses where permanent development is yet to take place, in most cases where the site has permission for permanent uses but is part of a large, phased development scheme that will not be built out in its permanent form for some time. Since opening in May 2022, the ABBA Voyage attraction has generated over £320 million for London's economy, with 42% of this impact felt in the surrounding Growth Boroughs. The venue has notably attracted a significant number of international visitors, many of whom travelled specifically to attend the show.



Meanwhile use: Abba Arena

Case Study: Planning for a sustainable and successful 24-hour city – LLDC’s Evening and Night-time Economy Planning Guidance

The night-time and evening economy is an important component of the local economy and the health and well-being of those who live locally and work during these hours. Recognising its importance, the Mayor of London has highlighted the substantial contribution of the night-time economy to the city’s overall economic health. For instance, it was estimated that in 2019 the night-time economy in London contributes approximately £26 billion annually, demonstrating its vital role in the city’s financial fabric.

In 2020, the COVID-19 pandemic and the ensuing lockdowns had a profound impact, severely affecting retail, hospitality, creative and cultural industries, with many businesses forced to close and only essential services remaining operational. This crisis also accelerated existing trends such as the shift to online shopping and the decline of retail-centric urban models, impacting footfall in larger town centres across London.

The pandemic highlighted the importance of adapting town centres to meet new needs, including those of people who work night shifts and residents who rely on local services. It underscored the necessity of providing appropriate amenities and infrastructure for night-time workers, many of whom were deemed essential during the crisis. With more people working from home and spending time locally, town centres had the opportunity to evolve into hubs for socialising, working, and accessing cultural and other services.



In response to these challenges and opportunities, the LLDC has taken a pioneering role as the first Local Planning Authority to develop comprehensive planning guidance focused on the sustainable growth of the local night-time and evening economy.

This guidance not only addresses the economic aspects but also considers intersecting issues such as the health and well-being of shift workers, perceptions of safety during night-time hours, and the broader impacts on residents and visitors.

The LLDC’s approach aims to use planning remits to support the recovery and future resilience of town centres, ensuring they can adapt to changing habits and continue to thrive by:

- Offering specific guidance on implementing Local Plan policies related to retail, employment, and other key town centre uses
- Guiding development to foster a more inclusive night-time economy that reflects London’s cultural diversity
- Recognising the role of workspaces and community services within the night-time economy
- Addressing coordination of licensing, wayfinding, design, management, and connectivity issues.

Inclusive Economy

Local residents have benefited from careers at iconic Olympic and Paralympic venues such as the London Aquatics Centre and the Copper Box Arena, and more recently at

developments such as Here East and ABBA Arena. The continuing arrival of major employers into the new commercial district at Stratford City and at Here East have also substantially increased local opportunities.

Emerging developments such as East Bank will provide further opportunities for local residents to access skills and employment opportunities. Together with the London boroughs of Newham, Hackney, Tower Hamlets and Waltham Forest, LLDC has invested in the Good Growth Hub, a physical space at Queen Elizabeth Olympic Park providing access to employment, skills and training for local residents looking to access careers in growth sectors such as the creative, cultural and technology sectors.

By 2025, around 40,000 jobs could be available in and around the park, generating over £5 billion in economic value.

The LLDC aims to maximise these opportunities for local residents, businesses, and communities, a vision shared with the four Growth Boroughs. Programmes have been established to deliver this vision, leveraging both physical assets and new opportunities to connect institutions with local communities, particularly as the Park moves towards net zero. The collaboration between the LLDC, Growth Boroughs, and Park partners is poised to create a significant positive impact in east London. The influx of businesses and employment opportunities provides local communities with unprecedented access to high-quality training and jobs, facilitating meaningful change for individuals and families in east London.

To ensure these opportunities truly benefit local communities, the LLDC regeneration team has worked with LLDC planners to secure programmes within new developments, using planning tools such as Section 106 agreements.

“Over 540 young people have benefited from apprenticeships

1,900 local people have received industry-relevant construction training

Over 2,000 people have benefited from employer-led skills development training or IAG in the creative, cultural and technology sectors.”

Inclusive Economy - Park Assets: Build East and Good Growth Hub

LLDC has built a long-standing and successful track record of working closely with employers and their supply chains, proactively identifying specific skills gaps and opportunities to create job and apprenticeship vacancies for local residents. Now, the focus is on upscaling these initiatives, through assets such as Good Growth Hub and Build East. Working hand-in-hand with the boroughs and local partners, LLDC is working to develop an Inclusive Economy – one where local people truly benefit from the opportunities that regeneration brings.



Case Study: Good Growth Hub

Established in 2020 the Good Growth Hub (GGH) seeks to increase the visibility of, and access to careers, employment and skills opportunities at Queen Elizabeth Olympic Park by connecting local talent and businesses. It does this through the delivery of a high-quality careers programme that delivers London Living Wage paid internships, 1-2-1 careers advice and guidance, pre-employment courses, technical skills training and support for freelancers.

The Good Growth Hub embodies Queen Elizabeth Olympic Park principles in the delivery of its programme ensuring activities are co-designed with residents and employers, respond to local need, prioritise under-represented groups and champion fair and inclusive practices. The GGH has extended its impact by collaborating with other London developments, such as the Royal Docks, to share learnings, implement successful models and increase employment opportunities for under-represented communities.



Case Study: Fashion innovation in the heart of east London

The LLDC is a founding partner of the Fashion District initiative. This ambitious project aims to revitalise fashion manufacturing and design across East Bank, Queen Elizabeth Olympic Park, Hackney Wick, Haringey, and Poplar, establishing east London as a global centre for fashion technology.

This initiative is the result of collaboration among prominent institutions and stakeholders, including the London College of Fashion, the British Fashion Council, and the Mayor of London. It builds on the Mayor's broader vision for East Bank, a £1.1 billion investment aimed at fostering culture, education, and innovation in East London.

The Fashion District is set to make a significant impact on the local economy, which currently benefits from £1.4 billion in fashion-related activities and has seen a notable increase in fashion jobs. The new hub is expected to generate an additional 15,000 jobs, offer training and apprenticeships for local talent, and consolidate 5,500 students from the LCF into a new campus.

LLDC planners played a crucial role in realising the initiative by securing the physical space for the hub. This included the development of Fish Island Village, which in 2019 provided space for The Trampery, offering 32 affordable high-quality studios, manufacturing, teaching, and event spaces.



Outcomes and issues

The transformation of the LLDC area from the 2000's onwards is the overriding outcome of the planning, regeneration work and wider investment that has been made. The greatest individual drivers for that change have been the planning and investment made for the 2012 Games, and the delivery of the Stratford City planning permission schemes. The level of change and growth, and the benefits derived from this, are unlikely to have been achieved without these.

It is, however, difficult to unpick the overall economic growth, increase in jobs and improvement in education outcomes from wider changes in east London, and London as a whole, over this period. This period has seen significant economic change influenced by economic fluctuations, including the 2008 financial crash and the impacts of the COVID-19 pandemic, providing an overall setting of economic and jobs growth but also challenges, such as the increasing costs associated with delivering infrastructure and development.

Legacy-related economic growth has been different in type and scale to that envisaged prior to 2012, with the creation and subsequent success of Here East and the introduction of East Bank replacing two planned residential areas.

The LLDC Local Plan reflects the strategy for Stratford to develop into a metropolitan centre and in future, potentially an international centre, with the metropolitan centre status being recognised as having been reached by the London Plan 2020. It also designated East Village as a Local Centre and Hackney Wick as a Neighbourhood Centre while planning for the development of a new Local Centre at Pudding Mill and a District Centre at Bromley-by-Bow. The Local Centre at East Village has become established and the Neighbourhood Centre at Hackney Wick has started to develop and grow, with further elements of this expected to arrive with the northern parcels of the Sweetwater neighbourhood when this is developed. The development of a district centre at Bromley-by-Bow however is stalled, with this being linked to significant delays in the bringing forward of large parts of the Bromley-by-Bow South framework plan reflected in the Bromley-by-Bow SPD. Pudding Mill Local Centre continues to be planned for delivery on the LLDC land around Pudding Mill Station.

London has experienced a loss of industrial land, heightening demand for such spaces and creating conflicts between housing needs and land for industrial and economic activities. In response, policies have focused on modernising and intensifying industrial use while protecting existing industrial land. LLDC has addressed this by adopting clear policies and design solutions to support the coexistence of different land uses. However, integrating these solutions with rapid technological advancements remains an ongoing challenge for urban planning across London.

Success in reproviding workspace in mixed-use developments requires close collaboration. While this approach can yield positive results, resources are often limited, and developer engagement can be inconsistent.



Outcomes and issues



While an inclusive economy largely depends on initiatives achieved through regeneration strategies, planning can play a crucial role in reaching these objectives. By negotiating the inclusion of physical spaces for training and education within development proposals, and securing funding for inclusive economy programmes in legal agreements, planning can significantly contribute to economic inclusivity. This needs to be planned from the outset of big regenerations projects such as those triggered by major events and mainstreamed as a standard requirement in development



LLDC has had notable success with securing interim uses on its own sites, with the ABBA Arena, Hackney Bridge and a range of uses including a padel tennis venue at Rick Roberts Way adding economic and social value on sites that would otherwise be hoarded and un-used prior to long-term development.



The challenges around establishing a commercial quarter as originally envisaged in the Stratford City Scheme are a good example of how long-term masterplans change and evolve over time. The original IQL (now Stratford Cross) plans have diversified, with the introduction of residential uses to the masterplan and a greater focus on leisure and entertainment use, alongside the large-scale office buildings. For the office buildings completed so far, these have attracted predominately public sector and charity sector tenants, often relocating, which may now help to attract major private sector tenants. The lack of international stopping train services at Stratford International Station since 2012 has continued to be something that LLDC and local authorities are seeking to rectify. The original plans for IQL North, next to the International Station, have seen a complete change, with new owners and proposals emerging for a greater mix of uses in a different form to the parameters previously consented.



Here East is perhaps a success unexpected in the time leading up to the Games in 2012. The debate at the time centred on whether there would be a viable use for the broadcast centre and press centre structures given their size and location, with one option being simply to remove and replace them with other development. The success of Here East is recorded in this document, with over 6,000 people now working here. However, its relative isolation from the transport connections at Stratford does present one challenge, with shuttle buses running a permanent service to connect the two.



SUSTAINABILITY AND ENVIRONMENT



Tessa Jowell Boulevard, QEOP

Sustainability and improving the environment has been at the heart of plans for the 2012 Games and its subsequent legacy. In its broadest sense, this has been about the transformation of a post-industrial landscape in the Lower Lea Valley to a series of 21st Century communities around its network of waterways and 226 hectares of green space. The strategic plans and subsequent masterplans for development have sought and required the clean-up of the land and the waterways. Specific requirements have been set within the LLDC strategic development plan (Local Plan), whether protection of areas or in setting standards or targets that development needs to achieve.

Waterways

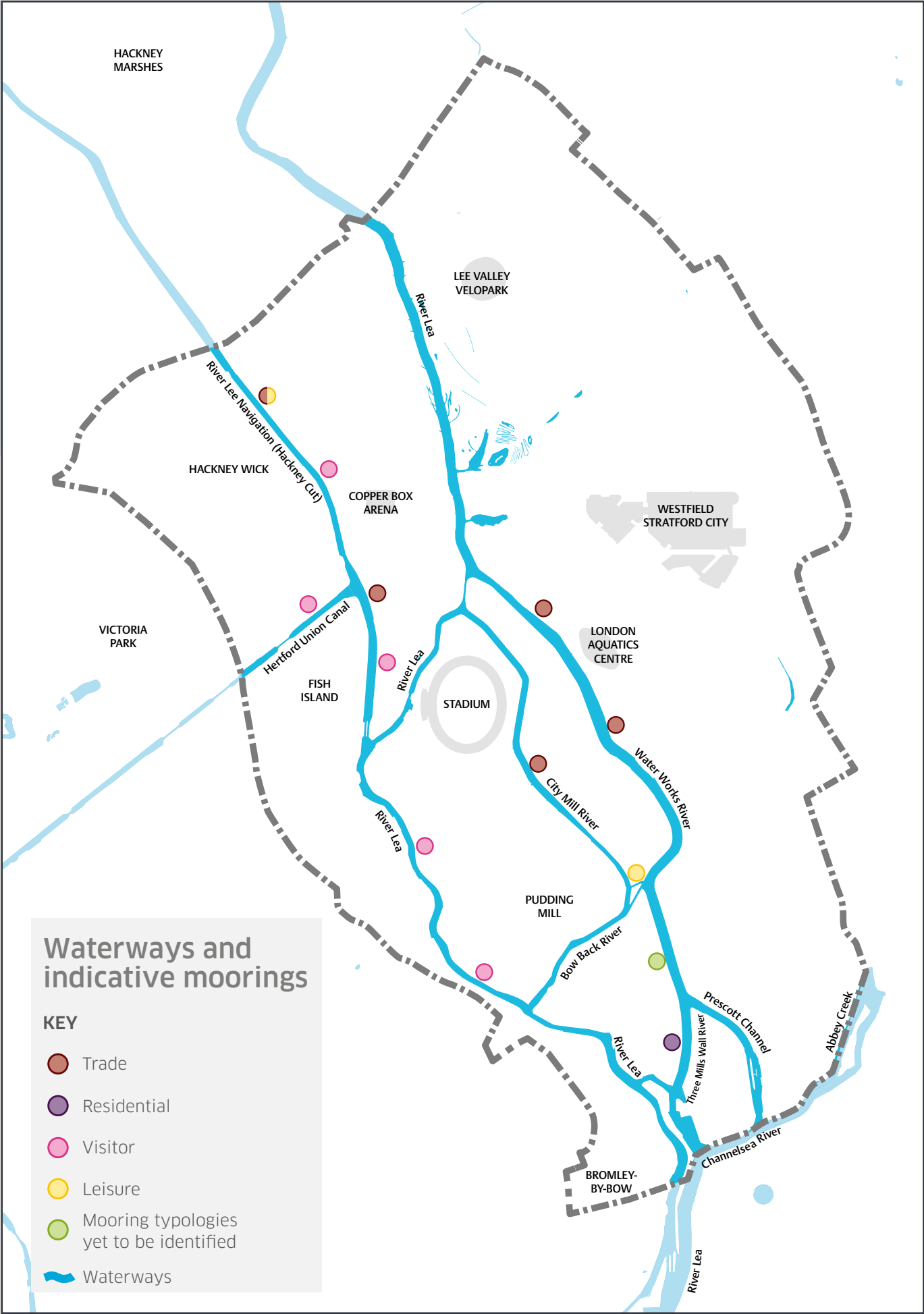
The LLDC area is characterised by its network of waterways and canals which historically provided a focus for its early development as an industrial area to the east of London, the River Lea connecting to the River Thames to the south and the Hertford Union Canal to the

wider national canal network. A significant amount of work has been required to clean up the waterways, remove and manage invasive plant species and repair river walls and other waterway structures, with the majority of this work being undertaken as part of the preparatory phases of the 2012 Olympic Park development.

The creation of the wetlands in the northern Queen Elizabeth Olympic Park has both provided an opportunity to create a significant biodiversity resource and reduce flood risk through providing a floodable area to slow down drainage release and the main river flows.

A sustainable drainage approach has also been applied to smaller low-lying schemes, such as at Hackney Wick Station, to allow run-off of flood waters from the station to the surrounding area and into the ground to relieve pressure on drainage systems.

Waterways in the LLDC area





QEOP, North Park

The creation of the Canal Park along the eastern edge of the Lee Navigation has opened up a significant strip of land for a combination of biodiverse planting and recreational use alongside the towpath, while also providing a natural setting for the edges of the new communities at East Wick and Sweetwater.

The waterways, mainly managed by the Canal and Rivers Trust, have attracted significant use in some locations for residential moorings and for recreational waterway use, including rowing. The waterway network also provides a residual commercial transport function with an active wharf at Bow Free Wharf at Bromley-by-Bow for example.

Policies in the LLDC Local Plan have required development to contribute to achieving the wider strategy for the waterways, their use and biodiversity and ensuring good access to these is achieved for their communities.

Land Quality

Land Remediation at the Park

The industrial past of the area had left a significant legacy of contamination and generally poor environmental quality, with manufacturing, chemical and oil processing activities having had a particular impact. The early phase of the work to create the Olympic Park for the 2012 Games and lay the

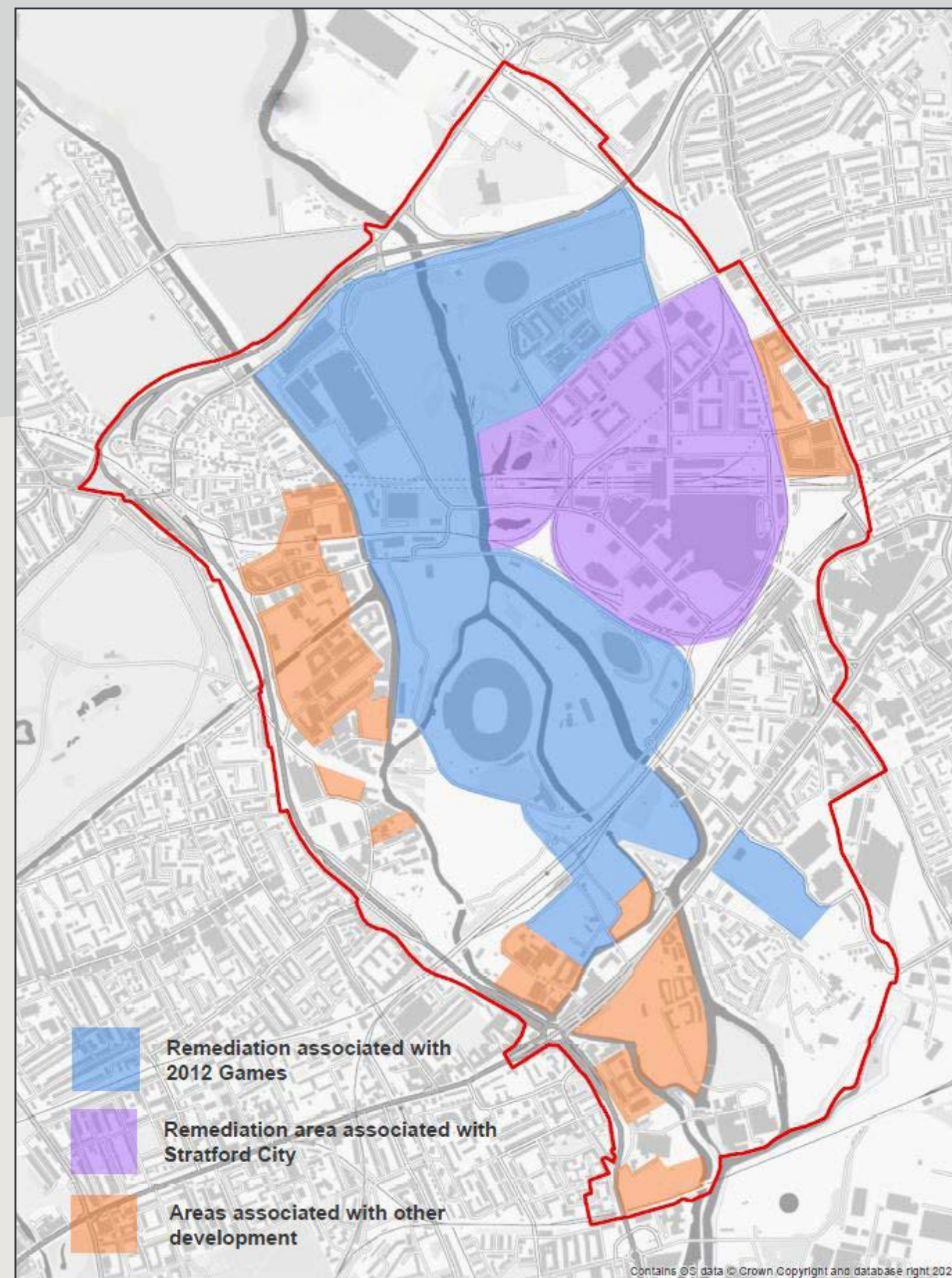
foundations for legacy development involved a significant remediation and clean-up operation, achieving a 95% reuse of arisings from demolition works and more than 90% of soil re-used after being cleaned.

In the wider LLDC area, many development sites have also required remediation work to ensure that the quality of the land is fit for its intended uses. Requirements to investigate, undertake remediation works and validate the outcome before development commences are captured by conditions placed on the planning permission. While the requirements to undertake such remediation are applicable on all such sites, what is unusual here is the extent and complexity of the area and the consequent scale of clean up that has taken place so far.



Remediation of the Park, 2009

Main remediation areas



Open space and green spaces

The creation of Queen Elizabeth Olympic Park at the heart of the LLDC area was the first part of the post-2012 Games legacy, with the parklands having been transformed and publicly opened in 2014. As well as extensive decontamination, there was also an opportunity to tackle invasive plant species. Today, Queen Elizabeth Olympic Park is a leading modern park, with a range of landscape typologies. The south of the park is designed to meet, and integrate with, the busy urban centre of Stratford, whereas the north is designed to be more 'natural' in feel, accommodating a large wetland bowl, carved out of the river's path, as well as woodlands and wildflower meadows.

The Park is subject to a Biodiversity Action Plan (BAP), the most recent iteration of which covers the period 2019-2024. This details the successful delivery of new habitats (48.87 hectares of permanent BAP habitat and 6.17 of temporary habitat in 2019) and sets out ongoing plans for their improvement and maintenance.

At its northern boundary, the Park intersects with Lee Valley Regional Park (LRVP), a 26-mile long, 10,000-acre area established by a unique Act of Parliament to serve as a "green lung" for London, Essex and Hertfordshire. Two of the park's key venues, Lee Valley Hockey and Tennis Centre and the Velo Park are located in this area of intersection, with Lee Valley Regional Park Authority (LVPRA) acting as a crucial stakeholder, ensuring that approaches are co-ordinated and the Park's value is maximised.

The LLDC Local Plan includes areas designated as Metropolitan Open Land and separately, identifies a number of Local Open Space designated areas which provide protection for that space and its specific open space functions. Where significant site allocations for new development are included in the Local Plan, these also include specific requirements to provide new open space. This forms part of a wider strategy in the Local Plan to create and enhance a network of open spaces and green infrastructure throughout the LLDC area around Queen Elizabeth Olympic Park, existing green spaces and the waterways.



City Mill River (now within QEOP), 2006

“

The ‘Greenest Games Ever’ set the scene for collaborative working to support biodiversity and provide access to nature in an equitable way. Progressive environmental policy changes at a local, metropolitan and national level have been played out in Queen Elizabeth Olympic Park. We have worked at a landscape scale, with national agencies and the Mayor of London, to deliver quality green infrastructure is at the heart of the regeneration. Having a dedicated team of Landscape Architects to support the LLDC’s Planning Policy and Decisions Team is unusual and impactful.

”

Ruth Lin Wong Holmes,
LLDC’s Head of Landscape and Public Realm

Energy and carbon reduction

The sustainable generation and use of energy has been a significant theme from the original Olympic Park plans onward. The most significant initial plan was the provision of a district heat network. This network has been delivered in combination with that for the Stratford City heat network to provide one network and one operator for what is currently the largest heat network in the UK. This is powered from two energy centres providing heat to all venues and new communities within the Park, East Village, Westfield Stratford and the Stratford Cross commercial district. A number of developments outside of the original planned area are now also connected with potential for further expansion. Cooling is also provided to Here East and the Westfield Shopping Centre.

When planned, the intention was to provide low carbon heat to the new development in these areas, representing a significant comparative reduction in carbon emissions. With more recent legislative requirements and policy addressing the need to reach a net zero carbon point in provision of energy, plans are being put in place to decarbonise the energy provided by the two energy centres. A first element of this has been implemented, with the installation of a heat pump within one of the two energy centres.

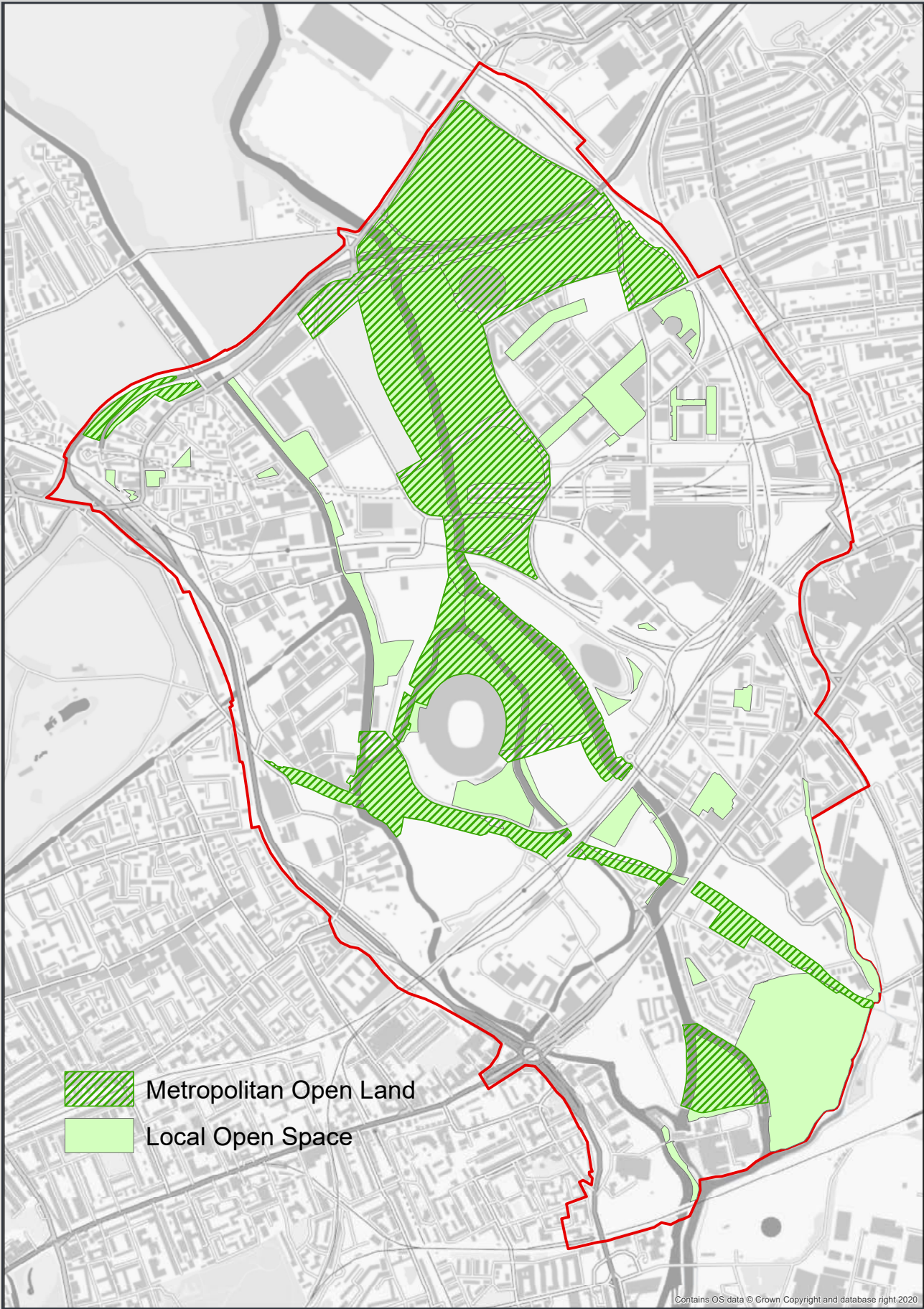
The energy and carbon performance of proposed development within the LLDC is assessed by the LLDC in its Local Planning Authority role using the policy standards set out in the Local Plan. Development

is expected to reduce its carbon through buildings design, fabric performance and energy efficiency, alongside the carbon content of its energy supply, to as close to zero as is possible. Where the assessed energy performance shows that there is a gap between that performance and the zero carbon target, development schemes are required to offset that gap either through off-site measures or making a payment to the LLDC’s Carbon Offset Fund for use towards carbon reduction projects (see the Carbon Offset Fund Case Study below). Carbon reduction measures are secured through the planning permission.

There is a growing consensus that achieving reductions in regulated carbon is only one element of the push for sustainability. The London Plan includes a requirement for Whole Life Cycle Carbon Assessments, which account for all emissions associated with a given development, with a particular focus on the embodied carbon in materials used in construction for larger development proposals. These assessments are helping to assess the impact of proposals that LLDC determines in its Local Planning Authority role and to be clear about the potential for lowering the carbon impact of materials, construction methods and for re-use and recycling of materials.

The Mayor of London’s London Plan highlights his policy for London to reach net zero carbon emissions by 2030 and its policies and that of the LLDC Local Plan are designed to help achieve this in the context of new development. The LLDC has published its ‘Preparing for a 1.5 degree Future, Framework

Metropolitan Open Land and Local Open Space



River Lee Navigation looking towards Hackney Wick

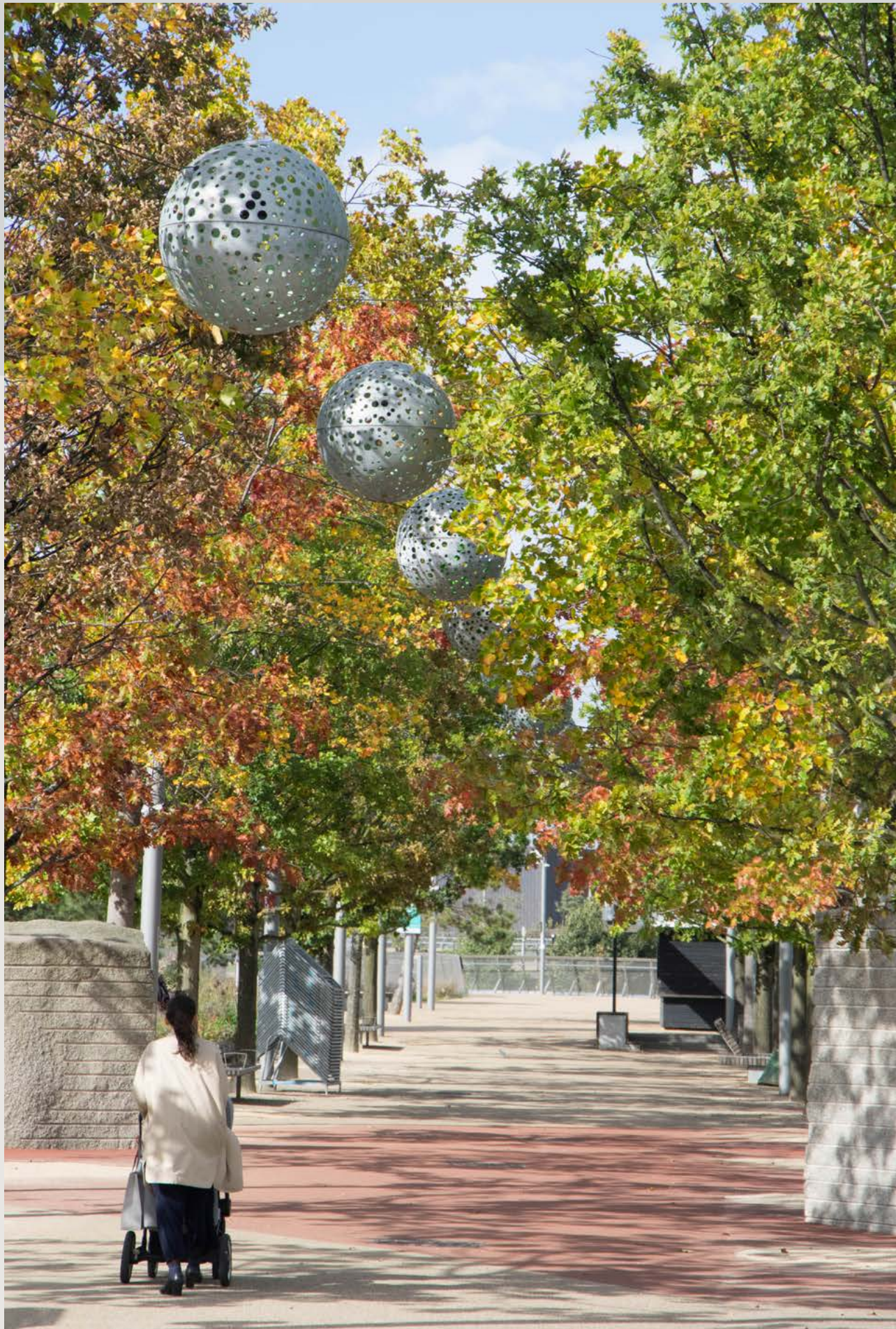
and Guidance for new Buildings’ that sets out its strategy for its own development to be truly net zero and other activities to go beyond this, recognising that meeting the UN Paris Agreement of containing global warming to 1.5 degrees will mean that policies and action will have to continue to adapt. It identifies the following actions:

- Limit operational energy consumption
- Reduce embodied carbon and target circular economy
- Design for low carbon and efficient heating
- On-site renewable electricity generation
- On-site renewable electricity generation
- Reduce overheating
- Measure and verify performance

In 2024, the LLDC also published its Climate Action Strategy, which targets net-zero carbon by 2030 for LLDC-controlled emissions, and 2038 for emissions from the LLDC’s value chain, supporting a just transition to a zero-carbon future.

Role of transport and movement

The Transport section of this report provides more detail on the approach to achieving sustainable transport and connectivity within the LLDC area. However, it is worth highlighting here the role that investment in public transport facilities, greening public realm, and services made, alongside the work to provide and improve opportunities for walking and cycling within the area. These are crucial elements of creating a sustainable place which both reduces the need to travel and increases the opportunity for sustainable travel.



Tessa Jowell Boulevard



Sustainability and Environment Case Studies



Case Study: Chobham Manor Exemplar Homes

The LLDC's commitment to sustainability is reflected in development proposals, particularly on its own sites. For instance, 25 of the homes at Chobham Manor were delivered as 'exemplar homes', demonstrating best practice in sustainable design. As per the planning permission, they were required to be zero carbon (for regulated emissions) and to achieve water consumption of no more than 80 litres per person per day.

The first phase of Chobham Manor included 10 such homes (the Exemplar Terrace), which were able to achieve a Design Fabric Energy Efficiency (DFEE) of 38.8kWh/m²/year. According to a study by the UK Home Builders Federation, this compares to an average value of 105.37kWh/m²/year for new builds, and 248.47kWh/m²/year for existing properties.

As well as being designed to maximise energy efficiency, each of the homes in the Exemplar Terrace was equipped with 13.8m² of roof mounted solar photovoltaic panels, to optimise on-site renewable energy generation.

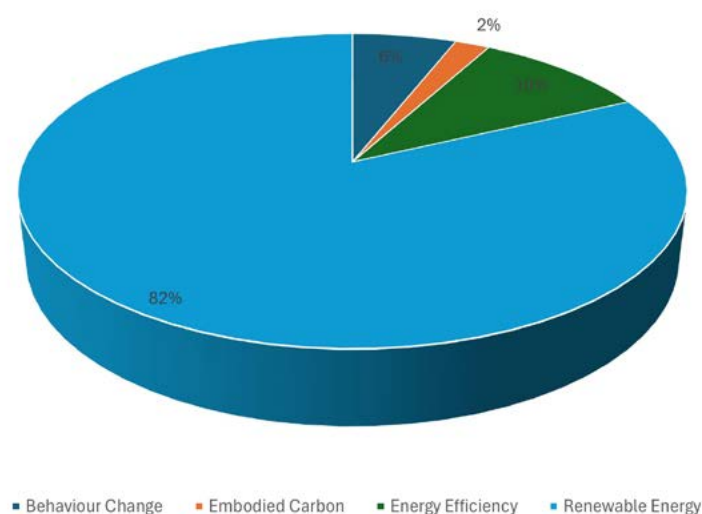
Case Study: Carbon Offset Fund

The LLDC has a good track record in achieving carbon reductions within major new development. By pushing developers to achieve net zero carbon on-site, it has minimised the carbon offsetting contributions it has had to collect. However, where carbon offsetting contributions have been collected, they have been effectively distributed through an open bidding process.

As part of process, LLDC planners prioritised projects that unlock wider regeneration benefits, with funding having been awarded to numerous community-led initiatives, including energy cooperatives and community centres, and towards the decarbonisation of public goods such as schools and social housing. The positive work undertaken through the Carbon Offset Fund (COF) was recognised by the Royal Town Planning Institute (RTPI) and received a commendation at RTPI London's 2023 awards.

It is estimated that the projects that have been funded through the COF will deliver savings of 5,182.56 tonnes CO₂e over a ten-year period. Most of these savings will come from renewable energy measures, principally the retrofit of technologies such as solar PV and air source heat pumps.

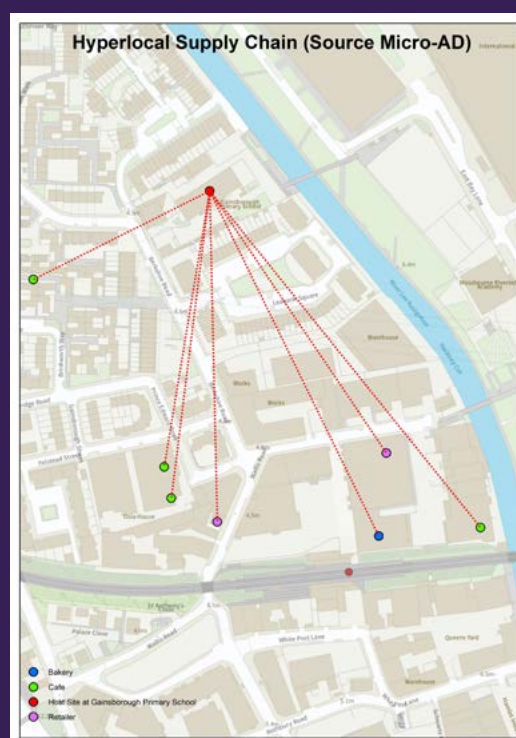
CARBON OFFSET FUND: ANTICIPATED CO2E SAVINGS OVER TEN YEARS, SPLIT BY TYPE



Case Study: MadLeap Source Micro-AD

One project awarded funding through the COF is MadLeap's Source Micro-AD project, which is seeking to scale up a circular food model. Its zero-waste approach looks to decarbonise food production by processing food waste where it is produced and using the by-products to grow food for local consumption. Integrating community engagement and behaviour change strategies, the model combines community-scale anaerobic digestion (AD) and in-vessel composting (IVC) with mushroom cultivation, raised-bed and hydroponic food growing.

The project is underway at two sites: Gainsborough Primary School in Hackney Wick, and the Teviot Estate in Poplar, with the first mushroom crop fruiting in May 2024. The below map shows how the mushrooms grown at the Gainsborough Primary School host site are distributed hyper-locally to retailers, cafes and bakeries within Hackney Wick.





TRANSPORT



Visualisation of the new Carpenters Entrance to Stratford Station

Vision and Opportunities

The Mayor of London's ambition is for 80% of journeys to be made by active travel (walking and cycling) and public transport by 2040. Since its inception, the LLDC has sought to create neighbourhoods where these modes of travel are people's first and easiest choices.

The LLDC was presented with two key opportunities to make good on this ambition. Firstly, many of the development sites in the area were, and continue to be, at a neighbourhood scale. This has enabled a master-planned approach to development, where planners and architects can work from first principles to create coherent networks of streets that prioritise pedestrian and cycle movements.

Secondly, the area is well-served by existing rail stations, of which the most strategic is Stratford Regional Station, which acts as a major transport hub and interchange, bringing together National Rail services, the Docklands Light Railway (DLR), London Underground and Overground services, as well as the Elizabeth Line from 2022 onwards.

Stratford International Station also opened in 2009, which provides regional services along the High Speed One (HS1) route. Crucially, it also provides direct connectivity to St Pancras International, enabling onwards connections to continental Europe. This opens up a longer-term opportunity for direct international train travel from Stratford.

Elsewhere in the LLDC area, a constellation of smaller stations serves a more localised, but no less essential, need. For instance, the London Overground services from Hackney Wick station have been integral in supporting the scale of development in this neighbourhood. At Pudding Mill, the DLR service has been essential to delivery of the new neighbourhood that is planned here, as well as to the success of the ABBA Voyage meanwhile use.

As well as these opportunities, there were also challenges, not least the degree of severance caused by major infrastructure such as the railway lines that bisect Stratford, the A12 that cuts off Bromley-by-Bow from the more westerly neighbourhoods in Tower Hamlets, and the numerous waterways that cut across the area.

Walking and Cycling as the First and Easiest Choices

LLDC planners have a clear expectation that new development should prioritise active travel and public transport, seeking car-free development wherever possible. To this end, the Local Plan emphasises TfL's Healthy Streets Indicators and the importance of creating places where people choose to walk and cycle, and feel safe when doing so. As set out in the 'Design Quality and Inclusivity'

Rail Connectivity





Hackney Wick Overground Station

section, planners have been careful to consider the needs of different groups and their intersections in considering the design of these places. It has also been crucial to provide for those less able to walk and cycle and, to this end, LLDC's Local Plan requires designated on or off-street parking bays for Blue Badge Holders.

The LLDC has also invested heavily in active travel through its Connectivity Portfolio, which aims to make the area easily and safely navigable for pedestrians and cyclists. A holistic approach to public realm projects has delivered green infrastructure alongside highways work to make routes more attractive for walking, wheeling and cycling. The LLDC has used its Planning Obligations Supplementary Planning Document to set out how it will secure planning contributions from developments to support delivery of the key routes shown below and has supplemented this funding through Community Infrastructure Levy (CIL) receipts, as well as corporate funding, and match funding from other stakeholders including the Boroughs and Transport for London.

With waterways, rail and road infrastructure cutting across the LLDC's area, addressing

severance has been a major challenge. Building on the series of new bridges and associated new routes provided through the delivery of the Olympic Park for the 2012 Games, the Connectivity Portfolio programme is seeking to deliver a range of improvements that will help to overcome this challenge. It has been particularly important to ensure that neighbourhoods towards the edges of the planning area are 'stitched in' to the heart of the park, enabling all communities to benefit from ongoing investment, and the opportunities that it has brought with it.

Public Transport Improvements

The LLDC has capitalised on the well-developed public transport serving its area, investing in existing assets to improve existing conditions and lay the groundwork for future growth. Interventions have included numerous improvements to rail stations, for instance funding towards modernisation of the ticket hall at Bromley-by-Bow Underground Station, significantly upgrading Hackney Wick Overground Station and creating a new southwestern entrance to Stratford Station.

Connectivity Portfolio



Ongoing Investment and Future Plans

Stratford Regional Station has been integral to the regeneration of the area and has become one of the UK's busiest stations, with more than 128 million passenger movements recorded in 2019, an increase of 90 million in just 13 years. The significant scale of development and growth planned for Stratford and east London means that passenger demand is expected to continue to grow rapidly over the next 20 years. Consequently, in the longer term, work is required to design and secure funding for significant enhancements to the station and surrounding area to enable it to contribute to Stratford's continued regeneration and growth as a Metropolitan Centre in London, and ultimately its transformation into an International Centre commensurate with Knightsbridge and the West End

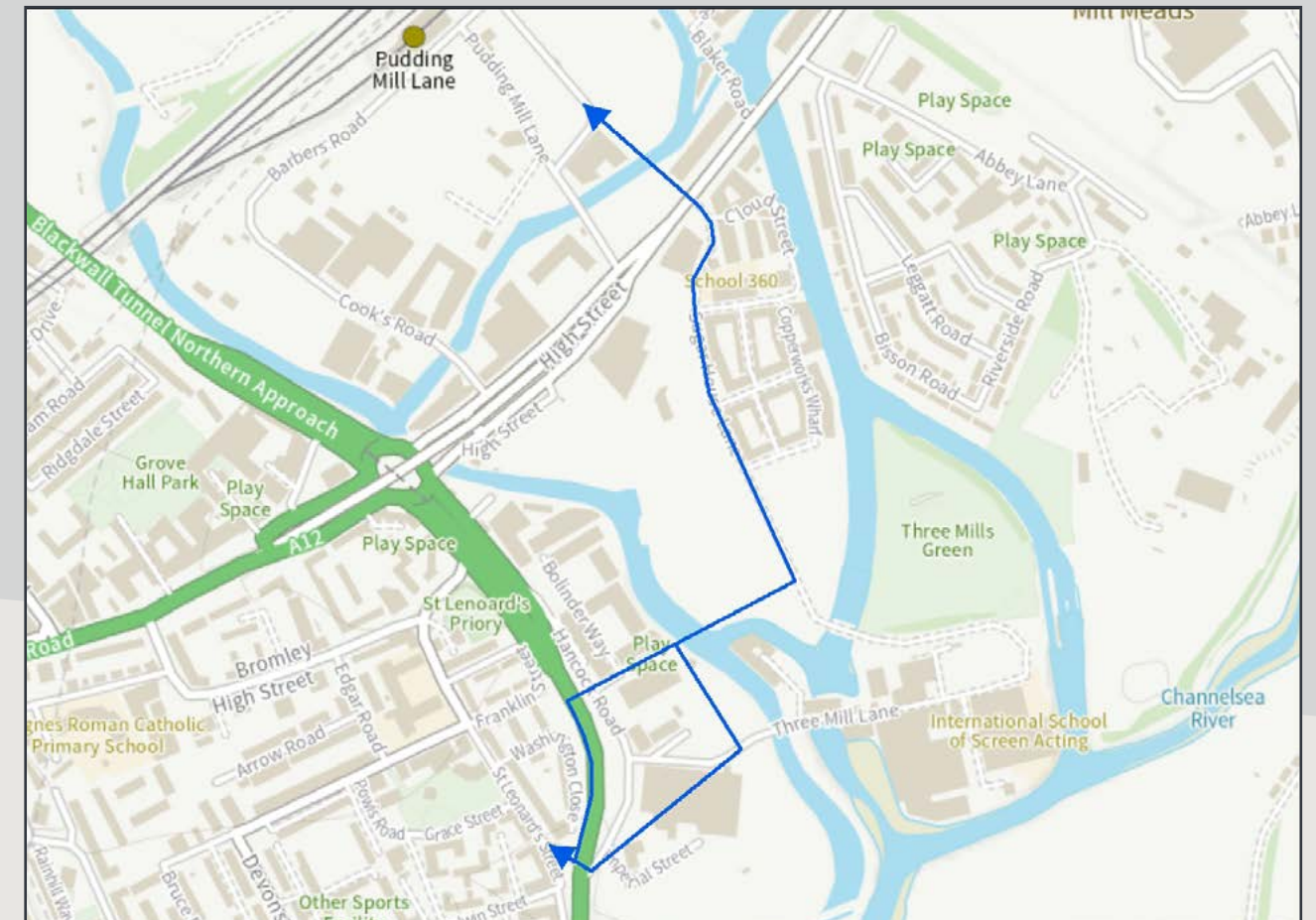
In 2019, LLDC, LBN, Network Rail and TFL came together to form a partnership to prepare a Strategic Outline Business Case (SOBC) for the long-term redevelopment of the station and the surrounding area. The aim is to create a better functioning, more

resilient station that improves passenger experience and supports continued growth across Stratford and east London more widely. The improvements will deliver new public space, directly unlock thousands of new homes and jobs on public sector land and realise the full potential of the UK's largest growth area. The SOBC was submitted to central government in July 2023. Partners are now developing more detailed plans through an enhanced business case which is expected to be submitted to government in summer 2025. At Bromley-by-Bow, interventions are planned to address severance caused by the A12 and provide a route through to Pudding Mill. This will likely involve creating new crossings for pedestrians, and upgrades to existing subways. In the long term, the LLDC Local Plan envisages a bus route linking Bromley-by-Bow to Pudding Mill via Sugar House Island. This would necessitate the creation of a new junction at the A12, as well as new bridges over the River Lea and Pudding Mill River, as per the plan overleaf.



DLR at Pudding Mill.

Bow Vision proposed bus route

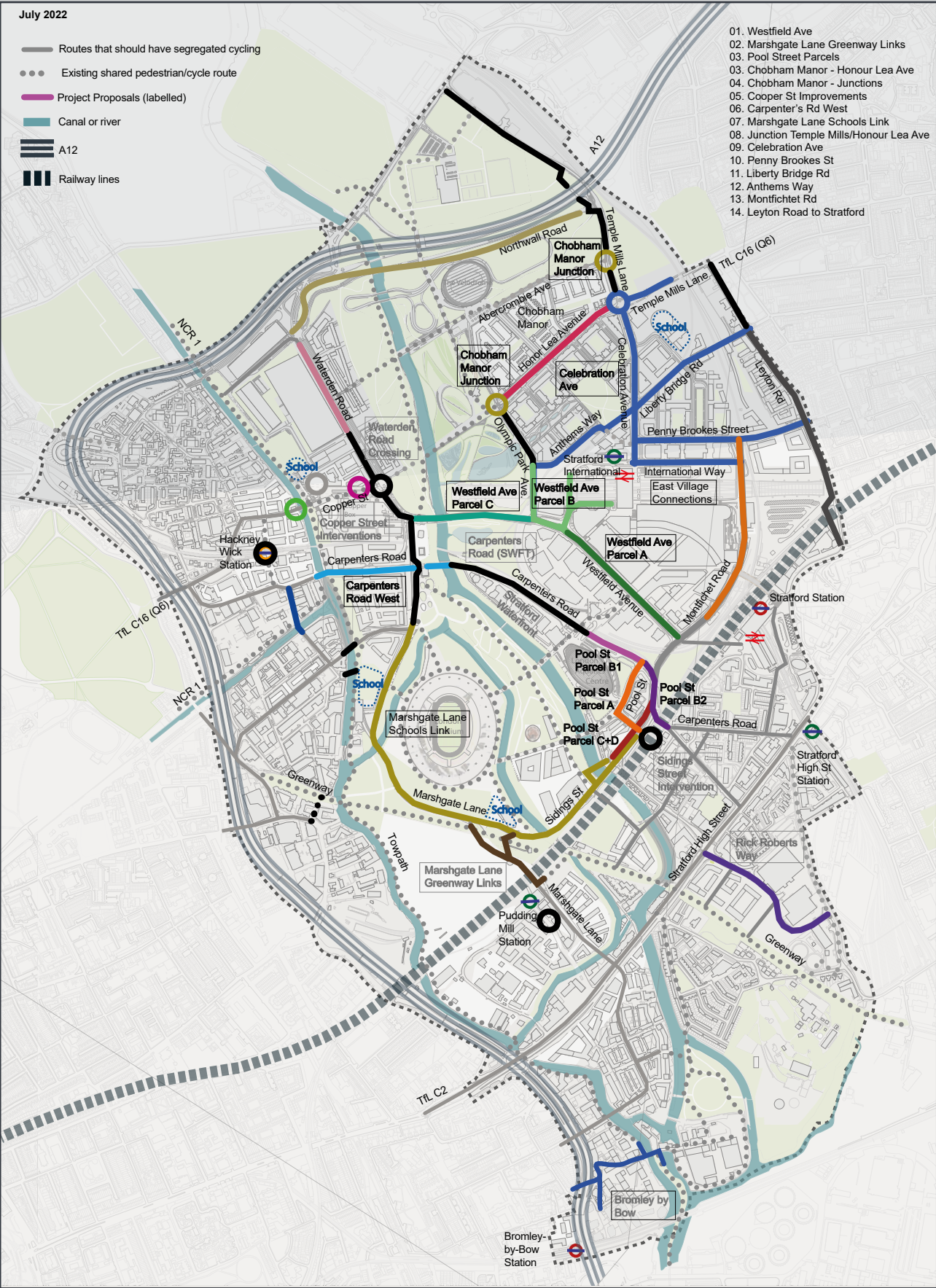


Similarly, at the northern end of the LLDC area, the Leyton Mills Supplementary Planning Document, which has been adopted by LB Waltham Forest, envisages significant infrastructure investment to help create enhanced pedestrian connectivity between Queen Elizabeth Olympic Park and Leyton.

Across the LLDC area, there is also ongoing work to deliver a joined-up network for pedestrians and cyclists, as illustrated by the map below overleaf.

The vision for a fully joined-up active travel network, broken down into its constituent parts, has enabled the network to be delivered in phases, which is practical for funding and delivery purposes, while ensuring that all improvements are in service of a coherent strategic vision. Major routes such as the segregated cycle path along

Carpenters Road have been delivered, with more to be done to achieve full delivery. Collaboration between LLDC, boroughs and other actors such as Network Rail and TfL has been and will continue to be a key element of successful delivery. Focused infrastructure delivery planning has enabled LLDC as Local Planning Authority to focus on achieving a combination of direct delivery through development schemes and effective use of S106 contributions and CIL monies to fully or partly fund delivery of the projects that have been identified.



Transport Case Studies



Case Study: Chobham Manor

The new neighbourhood at Chobham Manor has been designed to facilitate active travel, with measures including segregated cycle lanes along key routes at Honour Lea Avenue and Peloton Avenue, on-street cycle parking, and a clear hierarchy of streets. Results from the post occupancy evaluation studies indicate the success of this design, through the following achievements:

- 81% of respondents agreed that Chobham Manor is accessible for all abilities and ages;
- 75% of respondents owned at least one bicycle; and
- Only 6% of respondents travelled to work by car, compared to a London average of 27%

Through monitoring and ongoing engagement with residents and local politicians, the LLDC has also identified elements of the neighbourhood's active travel design that could be improved, and proactively responded to these concerns.

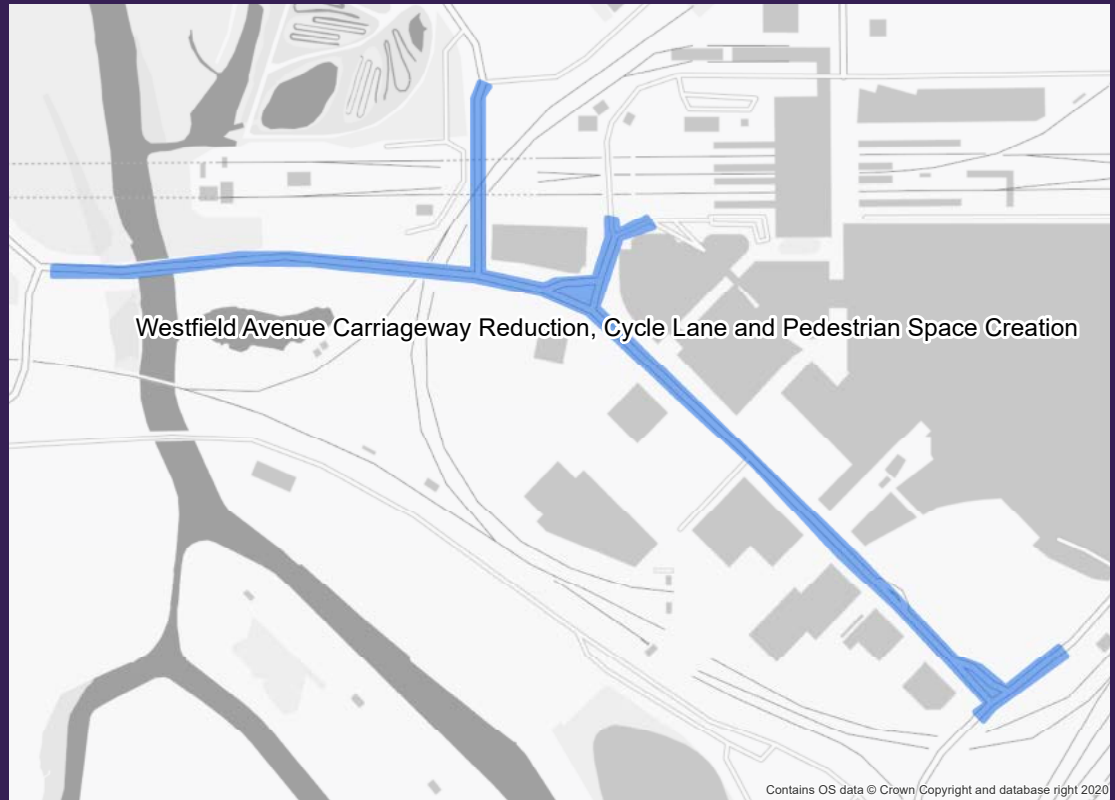
For instance, in December 2023, LLDC committed over £450,000 of Community Infrastructure Levy (CIL) funding to reposition the out-of-alignment crossing at Honour Lea Avenue and Olympic Park Avenue, and to provide a Copenhagen-style crossing over Abercrombie Road, with a raised table to facilitate a continuous footway and cycleway.

Case Study:
Westfield Avenue

The LLDC recognises that some of the transport infrastructure delivered in preparation for the Games, particularly to facilitate construction movements, could now be improved to unlock active travel. A key example is Westfield Avenue, which runs through the heart of the LLDC's planning area, connecting Stratford Metropolitan Centre, via Stratford Cross, to the new residential communities at East Wick and Sweetwater.

Consequently, work to reduce the carriageway at Westfield Avenue from two-lanes in both directions to

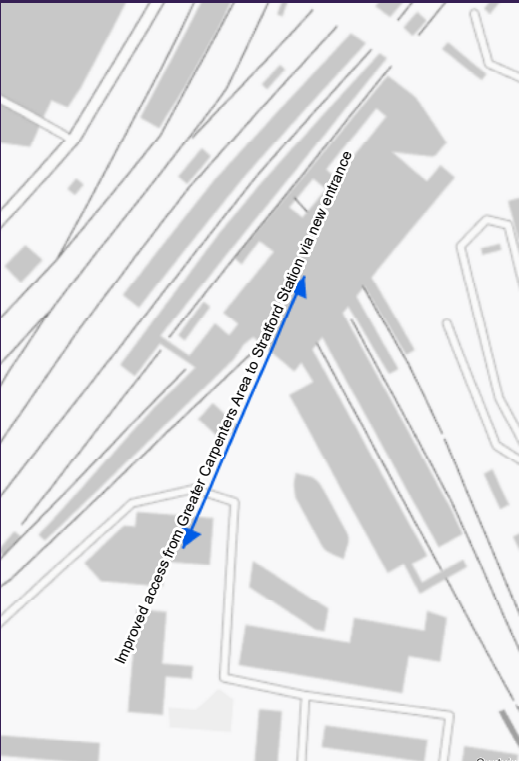
a single-lane both ways commenced in November 2023. The vision for the project is to repurpose the space that is freed up by the carriageway reductions for a segregated cycle route and improved provision for pedestrians, as well as greening and planting.



Case Study:
Stratford Station
Southwest Entrance

Plans have been approved for regeneration of the Greater Carpenters Estate, which will bring transformative change to the south of Stratford. Ahead of the phased regeneration scheme, a new entrance has been created at Stratford Station to enable a more direct and accessible route for residents of the estate using the station. This will help to optimise its function as a connectivity hub, which has already been consolidated by the arrival of the Elizabeth Line.

Funding for the new entrances was jointly provided by LLDC (£3.4M), LB Newham (£1M) and TfL (£4M).





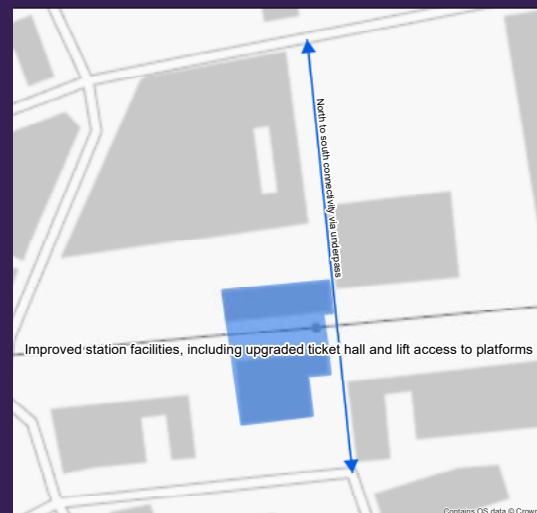
Case Study: Hackney Wick Station

Improvements to Hackney Wick Overground Station were completed in early 2018 and have been integral to the transformation of the neighbourhood, and the delivery of a mixed-use centre.

This included an upgraded ticket hall, with the ticket office and gate line relocated to the ground floor level to provide an appropriately sized and well-designed entrance to the station. Lift access to platforms was also provided, helping to make the station more accessible and welcoming to users.

An underpass was also created providing north-to-south connectivity through the heart of the Hackney Wick Neighbourhood Centre. This forms part of a key emerging route through Hackney Wick and Fish Island. Once complete, this central spine will run between Wallis Road in the north, and over the Hertford Union Canal via the upgraded Roach Point Bridge to Fish Island in the south.

Hackney Wick Station improvements were jointly funded by LLDC (£13.95M in CIL and S106), LB Hackney (£1M), LB Tower Hamlets (£1M) and the GLA (£8.5).



THE NEIGHBOURHOODS

The previous sections have looked at the story of planning for and delivery of fundamental change within the LLDC area and the processes that have been a part of making this happen. The following sections of this report look at what that has meant on the ground, what has been delivered and where change is anticipated in the future.

The LLDC Local Plan divided the overall LLDC area into four 'sub areas' to help describe and plan for the existing and new neighbourhoods that are emerging in each. A section for each of these follows, with these being:

- Hackney Wick and Fish Island
- North Stratford and Eton Manor
- Central Stratford and Southern QEOP
- Bromley-by-Bow, PML, Sugar House Land and Three Mills.

The Neighbourhoods (Local Plan sub-areas)

North Stratford and Eton Manor

Hackney Wick and Fish Island

Central Stratford and Southern
Queen Elizabeth Olympic Park

Bromley-by-Bow, Pudding Mill,
Sugar House Lane and Three Mills

Contains OS data © Crown Copyright and database right 2020

HACKNEY WICK AND FISH ISLAND

**2013**

An area to the west of the River Lee, Hackney Wick and Fish Island, a diverse mixture of heritage buildings, conservation areas, new mixed-use development, established and changing communities, industry, cultural and creative businesses alongside the new post London 2012 Games Legacy communities of East Wick and Sweetwater.

Industrial decline and change

Hackney Wick and Fish Island emerged as a built-up area through the 19th and 20th centuries, predominantly as an area of industry alongside the canals and River Lea, although also with some areas of residential streets. The street pattern has mostly remained in place, while the industrial and commercial uses within the area became predominant following the Second World War, through to the end of the 20th Century, with the exception of the residential community around Eastway and the Trowbridge Estate in the northern part of Hackney Wick. Through the first decade of the 21st Century, facilitated by the age and condition of many of the traditional industrial premises and wider industrial decline, the local economy diversified and began to host a growing cluster of creative businesses and artists.

**2021**

Foundations for the Legacy

From 2006 onward, the area between the waterways of the Lee Navigation and the River Lee became a part of the site acquired for the Olympic Park following the award of the 2012 Olympic and Paralympic Games to London. The northern part of this hosted the International Broadcast Centre and Main Press Centre, alongside the permanent Copper Box Arena and the temporary Hockey arena and part of the northern parklands along the course of the River Lee. The southern part of this area hosted the Kings Yard energy centre generating low carbon energy and providing low carbon heat and cooling to the Park venues, part of a new wider district energy network which also served the Athletes Village and the Westfield Stratford area. This also provided a space for significant area of 'back of house' close to the Stadium, essential for the behind the scenes operations necessary to run the 2012 Games.

Following the 2012 Games, the LLDC removed the temporary structures and narrowed some bridges and concourse areas and transforming the parklands into their current form. The Cooper Box arena has become a multi-use venue hosting a range of sporting and other events, also providing a gym and café for the local community. The transformation plans left the two major areas of development platform available for development which are now known as East Wick and Sweetwater, alongside the Broadcast Centre and Main Press Centre buildings and a new Waterden Road link this area and Stratford City to the major A12 road to the north.

NEW HOMES

(APRIL 2024)

Homes completed	2,329
Homes under construction	1,382
Homes with Planning permission (not commenced)	936

Total **4,647**

student housing (rooms) completed	330
student housing (rooms) pipeline	204

AFFORDABLE HOMES

Affordable homes completed	537
Affordable homes under construction	640
Affordable homes with Planning permission (not commenced)	457

Total **1,634**

Off-site affordable housing contribution **£557,324**

Neighbourhood 1 key diagram

- 1 East Wick
- 2 Hackney Wick
- 3 Hepscott Road
- 4 Sweetwater
- 5 Fish Island
- 6 415 Wick Lane
- Employment designations
- Neighbourhood Centre
- Key visitor attraction
- Yard Theatre
- New school
- New bridge
- New North South route

OFFICE, RETAIL, INDUSTRIAL AND OTHER COMMERCIAL USES

Total completed	137,087
Commercial, Business and Service	93,252
Industrial	43,835

Total under construction	21,435
Commercial, Business and Service	19,701
Industrial	1,734

Total with permission but not commenced	7,145
Commercial, Business and Service	7,145
Industrial	-

Total **165,666**



Here East Court Yard

Legacy development plans take shape – Here East

A public procurement process, held after the 2012 Games, seeking bids to transform the Broadcast and Press Centres into an innovation hub for east London. iCity's successful bid has resulted in the delivery of Here East, completed in 2016. The conversion of the Games-time media campus resulted in around 112,000 sqm of space with 6,000 people now working or studying here. It is now host to a range of mainly technology focused occupiers including Plexal providing workspace for a range of start-up and small technology businesses, The Tramperry low-cost studios, Ford Mobility, Studio Wayne McGregor, the incoming V&A East Storehouse and universities that include Loughborough, Staffordshire and Teeside.

The Legacy Neighbourhoods

The development platform areas, given planning permission in 2012 for two legacy neighbourhoods known as East Wick and Sweetwater, now have detailed plans in place with delivery underway. When complete, these will provide 1,500 new homes alongside schools, a community space and library and a medical facility. Business and retail space will form part of the wider Hackney Wick Neighbourhood Centre and help to integrate this with the existing areas to the west. A first phase of 302 homes, shops and other commercial space has been

completed and a second phase is being built. Two primary schools have been built and are operational and a linear Canal Park has been delivered along the eastern edge of the Lee Navigation.

Managing change in existing places

To the west of the Lee Navigation Canal the granular streets of Hackney Wick and Fish Island mainly reflect their historic mix of homes and factories, more recently occupied by industrial and commercial uses and the long-established residential areas of Eastway and Trowbridge. Driven by the proximity of the Park and its legacy development, this area has seen pressure for major change, with a number of significant development schemes delivering new homes and replacement business space since 2012. The planning strategy set by the LLDC Local Plan has provided the framework to manage this on-going change, ensuring quality and scale of new development complements the area's unique character and provides new homes alongside replacement business space suitable for the current local economy. This has resulted in redevelopment and re-provision of nearly 40,000sqm of employment floorspace including 2,000sqm of low cost/affordable workspace and completion of more than 2,000 new homes.



Bream Street development at Old Ford Lock

A new Neighbourhood Centre

The planning of a new Neighbourhood Centre has been a crucial part of managing the change in Hackney Wick and Fish Island, with this focusing on the area around Hackney Wick Station. With increasing amounts of new development now delivered here, the centre has seen a growth in the number of local shops and service premises, alongside new business space providing jobs and access to local shops and services for the new and existing communities.

Community at the heart

The business and residential community in Hackney Wick and Fish Island have and continue to be at the core of the areas' growing success. A number of local groups are active in the area, including the Community Development Trust set up in 2017. Those organisations working with young people and the wider community will continue to be crucial in enabling communities to grow alongside the physical delivery of development. **Appendix 3** provides information on the range of local projects and programmes that have been funded by the LLDC Neighbourhood Priorities fund.

Restored and repurposed heritage building in the Neighbourhood Centre



61-63 Wallis Road, Hackney Wick Neighbourhood Centre



Protecting the area character and growing the local economy

Key themes that have driven the approach to managing development in Hackney Wick and Fish Island have been the area's heritage, focused around the canals, locally listed buildings and the two Conservation Areas, the historic street pattern, the need to ensure employment spaces are retained or reprovided and the moderation of the scale and height of new buildings and overall design quality.

The creative economy focus for the area has continued with Creative Enterprise Zone designation by the Mayor of London recognising the eco-system of businesses in the area. Along with the affordable workspace secured in new development, the LLDC has worked in partnership to deliver Hackney Bridge as an interim use within the final phase of the East Wick development. This provides a range of workspaces, studios and event spaces, supporting local employment and enterprise. An LLDC sponsored five-year project was also undertaken at The White Building off Rothbury Road, testing affordable rents for artists and creative businesses.



Wick Lane – mixes new employment space and new homes/Southern Wick Lane

Protecting the Strategic Industrial area

At the southern end of this area is the 'Strategic Industrial Location' set around Wick Lane, which tapers down to a junction with major London road route of the A12, and with a road link across the A12 connecting the area of Bow and Roman Road to the west. This hosts a range of uses not compatible with residential use and is protected as a strategic asset providing land for industrial and related uses important to London as a whole. This includes a rail freight facility



Dace Road, Fish Island: standalone employment/workspace building as part of mixed use development scheme/ Commercial and workspace building within mixed -use development at Bream Street, Fish Island



Dye House Lane industrial buildings, Fish Island South industrial area

Concrete batching plant, Wick Lane



serving an aggregate and concrete batching facility, alongside manufacturing, waste and storage and distribution uses. Although mainly unchanged in recent years, the northern most part of the area does host newer development providing a mix of residential, employment and live/workspace providing a transition to the edge of the protected industrial area.

Providing Infrastructure to support growth and change

New and improved infrastructure has been an important part of delivering the vision for the area to support the change and growth in the area; with LLDC, TfL and Network Rail investing £27 million in the award winning new Hackney Wick Station, providing an underpass route to safely connect the areas north and south of the railway line, providing a vital link for the community and businesses in Hackney Wick and support economic growth. The delivery of the new Roach Point Bridge will also enable the completion of the route, providing a direct and level route from the station area over the Hertford Union Canal. Additional bridges have been provided across the Hackney Cut/Lea Navigation for pedestrians and cyclists, in one case buses, improving east-west connections, while a



Mossbourne Riverside Academy Primary School (East Wick)

range of smaller scale walking and cycling connectivity improvements have also been made.

The bridges and new routes delivered as part of the Olympic and the Legacy projects have integrated the area with the wider QEOP parkland and venues and created easy access to Stratford, while the new north-south route from Hackney Wick Station through Fish Island will also enable straight forward motor traffic free movement and help to create a safer public realm.

Social infrastructure delivery has also supported the planned growth, with new primary schools provided at an early stage within both Sweetwater and East Wick. A medical centre, library and community facility will follow LLDC Community Infrastructure Levy funding has also supported the delivery by Hackney Council of its award winning



Bobby Moore Academy Primary School (Sweetwater)

Young Hackney Eastway Sports Facility. Hub67 provided a temporary community meeting and event space for a number of years following the 2012 Games on LLDC-owned land to the south of the station before being required for implementation of the planned development. The structure was created from recycled materials from the 2012 Games.



New pedestrian and cycle bridge to Stour Road



Key lessons from managing the change in Hackney Wick and Fish Island

Importance of focus on height and scale of development – the success of policies on height and scale and quality of development and design guidance in achieving development fitting with the character of the area.

Managing the change from industrial and commercial uses to one with a new Neighbourhood Centre and a mix of homes and employment space with the challenge of change where sites were previously providing business space on short-term tenancies at low cost.

Using policy requirements to retain or reprovide employment floorspace, secure business relocation strategies and secure delivery of new workspace and affordable workspace in development schemes.

Heritage, historic buildings and conservation areas – maintaining character and shaping the height, form and scale of the new development and its design quality by undertaking conservation area reviews, expanding conservation area boundaries, updating appraisals and management guidelines and identifying ‘non-designated heritage assets’ (buildings and structures contributing to character that should be retain or improved).

Role of the waterways, providing a distinct setting and character and challenges where these provide a barrier to movement and connections and addressing this through investment in new or improved infrastructure.

Pivotal role of providing and funding new infrastructure as a catalyst to investment and change, Hackney Wick Station, new bridges over the canals, delivery of the North-South Route, schools, new public green spaces such as the Canal Park.

Flood risk from the waterways, a challenge in introducing new development in areas of Hackney Wick and Fish Island, particularly around the station area, influencing design of development schemes, the building footprint and setting height of ground floor levels in buildings.

The importance in development benefiting the community it takes place within, including the community investment from the CIL Neighbourhood Priorities Fund in community projects.

Conclusion

The Hackney Wick and Fish Island area has seen significant change, particularly in the period following the 2023 Games with 4,866 new homes and 165,666 sqm of employment space having been consented, of which 2,137 homes and 137,087 sqm employment floorspace having been delivered so far.

The planned Neighbourhood Centre has started to emerge as a reality with retail, food and drink premises and the development of a wider evening and nighttime economy. The form and quality of the development and its relationship to the heritage status of much of the area is also considered to be a success. Delivery of new infrastructure has included bridges and new schools alongside the Canal Park areas running alongside East Wick and Sweetwater and the redeveloped station and north-south route have improved access to transport links and local walking and cycling opportunities.

The vision for Hackney Wick and Fish Island will continue to evolve as the LLDC Sweetwater scheme is delivered and consented developments in other part of the area continue to be built out. Cultural infrastructure continues to develop with the development of the new building for the Yard Theatre and the V&A East Storehouse. The local economy has been boosted by the vibrant tech, cultural and creative businesses that have emerged alongside the new homes and community facilities, schools, medical and sports facilities.

Fish Island Village, Fish Island, fronting the Hertford Union Canal



Hackney Wick and Fish Island Case Studies



Case Study: Hackney Wick Station Area Masterplan

This represents the core area of the Hackney Wick Neighbourhood Centre whose wider boundary is set out in the LLDC Local Plan.

The intention has been to aid the development of a core commercial and service hub for the existing and new neighbourhoods within Hackney Wick and Fish Island, focused around the rebuilt Hackney Wick Station. In order to provide the basis for a coordinated delivery of this LLDC, with LB Hackney, developed a masterplan for this area which received an outline planning permission in 2019. This included several sites in LLDC ownership but also privately owned land within the masterplan area.



The LLDC plots within the masterplan have now received detailed planning approval within the parameters set by the masterplan with 190 homes and 4,000sqm of commercial space, including retail and workspace permitted, along with 180 sqm space for community use.

Other plots within the masterplan have been brought forward by landowners and constructed. However, these and other plots currently being taken through the planning process have been progressed as new planning applications that vary from the masterplan proposals. While these do vary in built form and uses, the masterplan has set a precedent and expectations which these new proposals have needed to take into account and has helped reinforce the policies and guidance on building height and development quality.

Top: Hackney Wick Station

Below left: 99 Wallis Road

Below: Lord Napier, White Post Lane – restored pub and heritage asset



Case Study: Hepscott Road Area

The LLDC Local Plan identified the site as suitable for a change from employment and waste management site uses to a mixed use residential and commercial space area. Its eastern part is within the Fish Island and White Post Lane conservation area.

The area is covered by two separate planning permissions, the main one of these being for the 'Wickside development, primarily previously occupied by a waste management site. The smaller 'Union Bridge' site had previously been occupied by a telecommunications depot and is being developed independently.

The Wickside development comprises 475 new homes and 10,849sqm of commercial and community floorspace. The Union Bridge development includes 52 homes and 1,915sqm of commercial floorspace. Both development schemes are now under construction. Each makes provision for the new North-South Route to pass through the sites and connect over the Hertford Union Canal via a replacement bridge, due to be constructed during 2024/25, replacing the narrower existing bridge that only connects to the lower-level canal towpath on this northern side of the canal. The schemes provide an example of development delivering key elements of new infrastructure and also respecting the scale and character of both the locations heritage status and the environment of the waterways.

East Wick Phase 1, homes and business along Copper Street



East Wick and Here East

This is a new district being making the most of the assets from the 2012 Games and is being implemented as part of the LLDC's delivery of its legacy development programme on the Park. It is a combination of delivery of the East Wick and Sweetwater zones within its Legacy Communities Scheme and the now established re-use and development of the Games time Broadcast and Press Centre complex into what is now Here East. With the first phase of East Wick now complete and second phase being delivered this, alongside the completed Chobham Manor zone, is an initial example of how advanced long-term planning can provide the platform for significant economic growth and create a new place. Here East as a tech business hub, through adaptation from Games time Broadcast and Press Centre, provides space, among others, for universities, the V&A East Storehouse, Studio Wayne McGregor, Ford Mobility, The Trampery low-cost studio space.

East Wick, a part of the LLDC Legacy Communities Scheme area, occupied by 2012 Games is now being developed as a residential community and providing an element of the new Hackney Wick Neighbourhood Centre adjacent to the Copper Box, helping to tie this entirely new area and the existing area across the canal together.

Phase one consisting of 302 new homes and 3,400 sqm of commercial floorspace has been completed and

East Wick Phase 2 homes under construction, along Waterden Road



occupied. Phase 2 consisting of 210 new homes is now under construction. When the other phases have been completed this will result in the delivery of a further 575 new homes and 1,16sqm of commercial and other floorspace.

The Copper Box is a purpose built multi-use venue, constructed to host Handball and other competitions during the 2012 Games but built for its legacy use without further adaption. It is home to London Lions basketball team and for netballs London Pulse. It hosts a range of sports and entertainment events alongside a range of local community focused events and activities and a community gym.

Mossbourne Riverside Academy primary school was planned and delivered by LLDC as part of its legacy development on the Park, to serve the new communities that are now being built. Alongside the Bobby Moore Academy schools, this has been delivered in advance of the new community arriving.

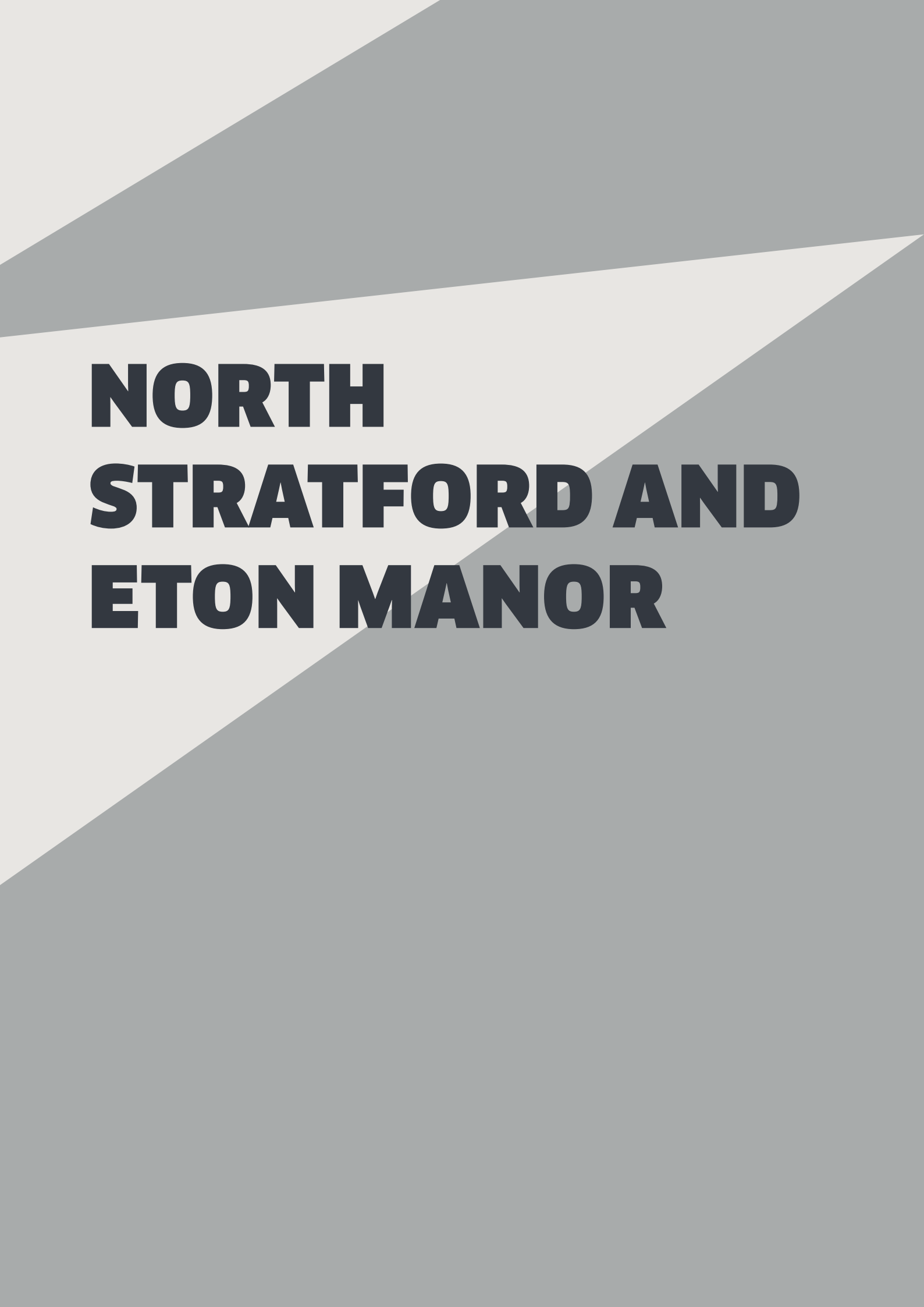
Hackney Bridge – a is a significant interim use providing workspace for local enterprises, events space and food and drink outlets on what will eventually be the last residential phase of the East Wick development zone. It aims to enable local businesses to develop and grow and eventually move on to the new permanent business premises that are being delivered in the area over time.

Top: Hackney Bridge (interim use) workspaces, retail, food and drink [Photo IMPG0734 Hackney Bridge]

Below: The Gantry, workspaces at Here East







NORTH STRATFORD AND ETON MANOR

2007

Eton Manor area preparing for the Games with student housing tower and Clays Lane in the background (left).



2020

Aerial view of North Stratford and Eton Manor.



Transforming North Stratford and Eton Manor – First Olympic Legacy Neighbourhoods

This was the first regeneration area to deliver new residential neighborhoods. It has now become home to a growing community

The key characteristic of this area is the newness of the three neighbourhoods, with construction of these having started with the Athletes Village for the 2012 Games and continuing to the point where the majority of planned development has now been completed and communities are becoming established.

As with much of the LLDC area before the plans for Stratford City and the 2012 Olympic Park were put in place, the area had a history of industry and providing a hub for railway infrastructure. The northern part of the area had a history of informal waste disposal providing an area for deposit of material from World War II bomb damage, while the Eton Manor Boys Club was established providing sports facilities, continuing into the 1960's. From the 1970's the area was also home to the Clays Lane Housing Cooperative providing a home for up to 450 tenants in 57 shared houses, and 50 self-contained flats and bungalows. With the land being acquired for the delivery of the Park and its facilities for the 2012 Games, the estate along with the nearby travellers site were included within the wider compulsory purchase order and, once the land had been acquired residents were relocated to new homes and a replacement travellers site.

In the 1970's, the Eastway Cycle circuit opened in approximate area of the current Velopark, providing a one-mile road cycle circuit. This facility was replaced by construction of a new cycle circuit at Hog Hill a few miles away at Hainault in East London.

Leading up to the Games, the area underwent significant remediation and removal of waste followed by construction of the facilities, venues, parklands and Athletes Village.

During the 2012 Games, in addition to the Athlete's Village, this area was the home of the temporary Basketball Arena, Velodrome and BMX track, while Eton Manor provided a 'back of house' hub along with temporary swimming practice pools.

Following the Games, temporary venues were removed, the permanent velopark, Hockey and Tennis Centre and parklands were created and the athletes accommodation fitted out in its current form as permanent housing.

The new neighbourhoods

East Village: Approved under the Stratford City Masterplan, this development transformed the former Athletes' Village, approved to deliver over 5,000 new homes.

Chobham Manor: The first site delivered under LLDC's Legacy Communities Scheme, providing 880 homes.

Chobham Farm: A privately delivered site and one of the first neighbourhoods completed, receiving planning approval in 2012 for 1,100 residential units.

The theme here is the delivery of new neighbourhoods driven by large scale masterplan and the assembly of the land required for delivery to take place, enabling a comprehensive approach to delivery of homes and supporting infrastructure. With these neighbourhoods captured as 'site allocations' within the LLDC Local Plan, long term planning policy has reinforced this comprehensive approach, while allowing those plans to adapt in some cases over time as circumstances have changed, while ensuring the original intentions of the masterplans have not been lost.

NEW TOWN CENTRE

Completed

Retail **7845 sqm**

Workspace **1231 sqm**

Assembly & Leisure **858 sqm**

Civic and social facilities **858 sqm**

In pipeline

Retail and community uses
1188sqm

NEW HOMES

Homes completed **5,585**

New homes with planning permission
1,156

Total: 6,741

AFFORDABLE HOMES

Homes completed: **2,008**

Homes with planning permission **97**

Total: 2,105 (31%)

Neighbourhood 2 key diagram

- 1 Chobham Manor
- 2 Chobham Farm (North)
- 3 East Village
- 4 Chobham Farm

Employment designations

Parkland

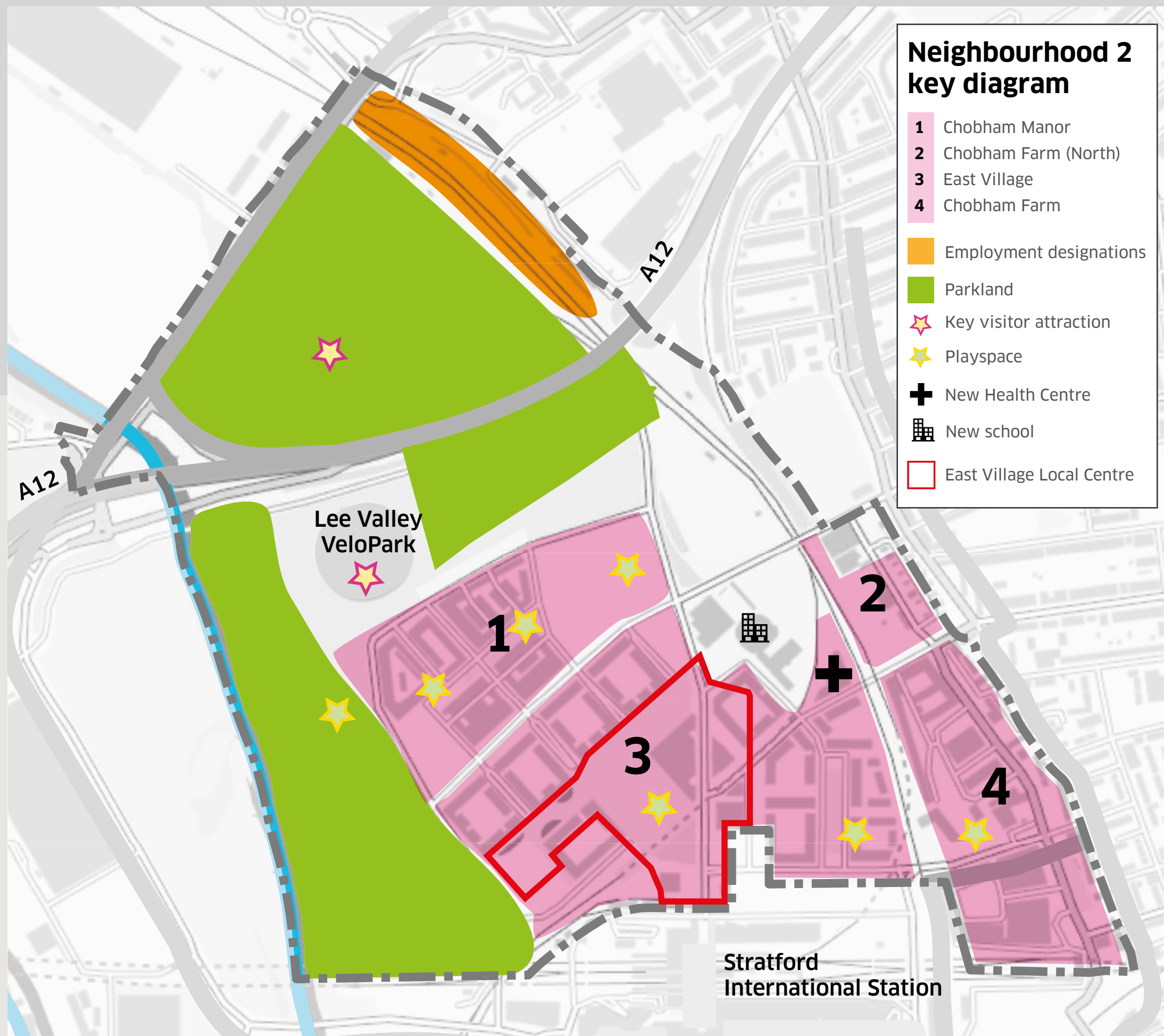
Key visitor attraction

Playspace

New Health Centre

New school

East Village Local Centre





East Village Town Centre. Photo: Frank Da Silva

East Village

The initial phases of what is now East Village were planned and built as part of the wider Stratford City masterplan for a residential district, being fitted out temporarily as the Athletes Village, accommodating 17,000 athletes and officials, and then fitted out in its final form after the Games so that the units were then available for occupation as residential apartments.

The initial phase of East Village involved the conversion of athletes' accommodations from the 2012 Olympics into 2,818 homes between 2012 and 2013. Of these, 1,379 affordable homes were managed by three housing associations, offering both social and affordable rent options. The market-rate homes were acquired by Get Living, a property management company that continues to progress the Stratford City Masterplan, adding more homes and developing a Local Centre around Victory Park. In the following years, subsequent phases delivered an additional 1,005 market homes, and 48 social rented homes.

All market homes in East Village are rented, operated and managed by Get Living, with

71% of all homes comprising family homes with two or more bedrooms.

Today, East Village is home to 6,000 residents and boasts many amenities, including shops, bars, cafes, and restaurants, catering to diverse needs. Integrated local transport links, new bus routes, and local and regional train links ensure East Village is well-connected, offering access to east London, Central London, and Kent. The nearby Stratford, Leyton, and Maryland London Underground stations provide alternative routes into Essex and Central London.



Victory Parade, East Village

Green open spaces are a notable feature, including parks, children's play areas, and a wetland area that recycles rainwater. The apartment buildings have green roofs designed to encourage wildlife, while the Waterglades offer six acres of ponds and swamps created as habitats for native biodiversity.

Chobham Manor

Chobham Manor is the first of the five new neighbourhoods on the Park, forming the first phase of the Legacy Communities Scheme. Chobham Manor began welcoming its first residents in 2016, providing a family-focused residential development, including new homes, a community centre, alongside local retail, leisure, and outdoor space. Homes are provided in a wide mix of residential typologies including mews, terraces, and stacked maisonettes. The award-winning development has now been fully completed.

The last phase was completed in 2022 and all 880 homes, of which 35% are affordable, are now occupied.

Chobham Farm

The Chobham Farm masterplan is a privately-led development approved in 2012, aimed at comprehensively regenerating the area to the east of East Village, formerly industrial land, into a new neighbourhood. Planning permission was granted for a masterplan



Chobham Manor Community Centre

delivering 1,100 new homes along with 8,000 sqm of commercial space, extensive landscaped parkland, and public realm. The first phase of the project was delivered and occupied in 2016 and in 2024 a total of 834 homes have been completed and occupied.

The Chobham Farm masterplan aims to create a neighbourhood that establishes visual and physical connections between Stratford New Town and East Village, by incorporating new shops, business spaces, and community facilities. This vision is centred strongly on family housing, 46% of these homes have three bedrooms or more. The development also offers 1.5 hectares of parkland, providing good quality green space for residents to enjoy, alongside the nearby amenities and facilities provided by East Village and the Park.



Peloton Avenue, Chobham Manor



Chobham Farm North

The one remaining undeveloped parcel identified in the LLDC Local Plan in this area is, Chobham Farm North. A first phase of development here received planning permission in July 2024. This would deliver 106 new homes, including units for affordable



Chobham Academy School

housing. The development's ground floor includes commercial space play areas and community spaces.

Investment in community infrastructure

Education. New neighbourhoods are supported by community and social infrastructure delivered as part of the legacy. Among the key facilities is Chobham Academy, built by the Olympic Delivery Authority (ODA) for the 2012 Games. This school opened its doors to its first pupils in 2013 and has since been providing education to children aged 3-18, supporting the delivery of four new neighbourhoods.

Health. Adjacent to the academy, the Sir Ludwig Guttman Health and Wellbeing Centre, designed to serve both as the Athletes' Polyclinic for the London 2012 Olympics and afterwards, as a pioneering integrated Primary Health Care Centre for its wider locality. It provides 3,800 sqm of state-of-the-art primary care facilities with an additional 1,500 sqm of facilities for community use.

The building was designed as a true test of flexibility and adaptability in healthcare; to meet the London Organising Committee of the Olympic and Paralympic Games' (LOCOG) brief for Olympics use in 2012, then six weeks later to serve the needs of the Paralympics, and finally, but most importantly, to serve the local population for years to come.

Above (top): 2012 Temporary Basket Ball Arena

Above (centre): Prospect Row, Chobham Farm



Sir Ludwig Guttman Health and Wellbeing Centre

The design responds to its nine and ten storey residential neighbours with a strong sculptural form and simple materials, achieving a landmark quality befitting of its post-Olympic place in the community.

New Local Centre. A new, locally focused, town centre at East Village was included in the Stratford City masterplan and the centre then designated in the LLDC Local Plan. This has now been established with occupied ground floor units along the key neighbourhood route, designed to serve the residents in this area. It balances an urban environment with the feel of a small-scale neighbourhood intertwined with nature, which spills directly into the adjacent Park. Retail units at East Village have become established, meeting the local community's needs and contributing to the area's economic vitality, including an evening and night-time economy and benefiting from it coherent ownership and management.



Hightail Point, East Village



Velodrome and BMX venue during 2012 Games

Sporting legacy – the Velopark and Eton Manor

This area was home to several permanent Olympic venues that remain actively used across the Olympic Park Site. The VeloPark is a state-of-the-art facility offering a comprehensive range of cycling amenities. Historically, the area housed the Eastway Cycle Circuit, which was London's first purpose-built road cycling venue. Today, with its iconic 6,000-seat velodrome, BMX course, and a scenic one-mile road circuit, the VeloPark caters to cyclists of all levels, from enthusiasts to elite athletes. This world-class venue not only fosters a culture of cycling but also serves as a hub for sporting excellence and community engagement.



Legacy Velodrome and cycle circuit



Lee Valley Hock and Tennis Centre, Eton Manor



Key lessons from the delivery of North Stratford and Eton Manor areas

Master-planning has proved particularly valuable in this neighbourhood. There is a consistent and coherent street layout, with a gradual increase in building heights as development approaches Central Stratford. Careful consideration has also been given to sight lines, for instance along Peloton Avenue to the Lea Valley Velodrome in the north and Manhattan Loft Gardens in the south. The result is a highly legible townscape, with Chobham Manor and East Village emerging as distinct but well-integrated places within the wider urban context.

Large areas of single landownership have aided the delivery of coherent masterplans and townscapes, such as East Village and Chobham Manor, creating new coherent places. Sites along Leyton Road with multiple land ownerships and independent developer delivery have resulted in a more challenging delivery picture.

The gradations in townscape also reflect the housing mix achieved within the neighbourhood, supporting a mixed and balanced community. In particular, it is noted that 75% of the homes delivered at Chobham Manor are family homes. This includes a multi-generational house typology, comprising a main three-bedroom house and a 1-bedroom annexe designed around a shared courtyard.

Securing long-term interests in the neighbourhood has also been key to the success of the area. For instance, Get Living acts as a single build-to-rent operator for East Village, which enables a consistent approach to maintenance and management, as well as a curated offer for residents, with amenities including a creative hub (The Lab E20) and an artists exhibition space (Hypha Studios). This has also facilitated ongoing investment in the area, for instance the major improvements to the Belvedere and Victory Park public realm that were permitted in 2024.

The East Village Neighbourhood Centre has become established over time with high levels of retail, food and drink premises occupancy although some units here and in the surrounding streets have taken time to let or gain longer term tenants, reflecting the wider process of new neighbourhoods becoming established over time.

The Chobham Manor neighbourhood has also acted as a testbed for post-occupancy evaluation, with Buro Happold undertaking a pilot study of Chobham Manor Phase 1, to better understand residents' experience of living in their new homes. This is a groundbreaking approach that embeds reflective practice and aims to feedback lessons learnt into future development phases and be helpful to non-LLDC development schemes in achieving best practice.

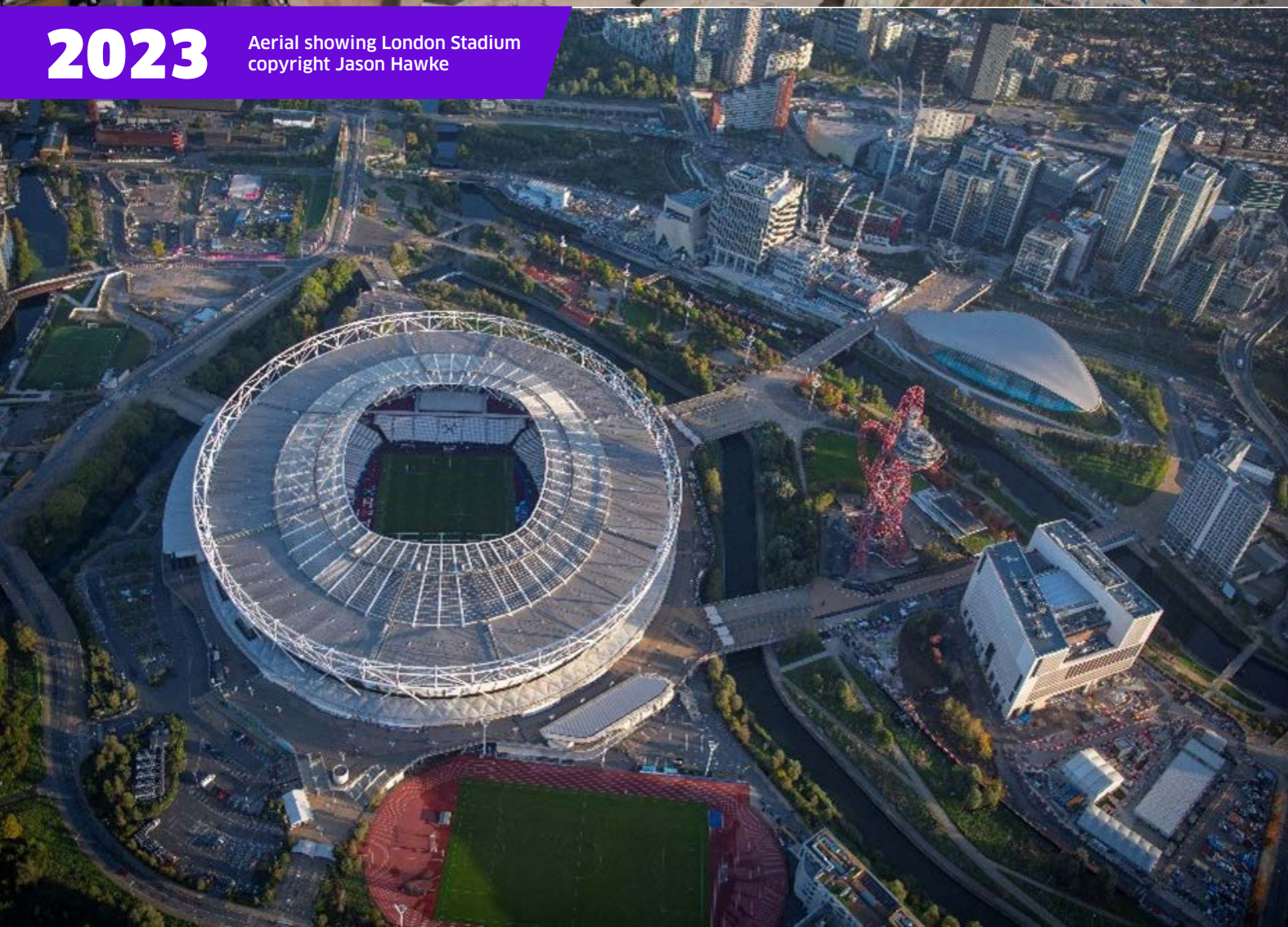
Integrating high quality walking and cycling infrastructure and wider public realm has been a major aspect of creating the new neighbourhoods here, although further investment has then be required to modify some aspects of this once operational to improve provision further.



**CENTRAL
STRATFORD AND
QUEEN ELIZABETH
OLYMPIC PARK
SOUTH**

2009

Aerial showing QEOP Pre-Games

**2023**Aerial showing London Stadium
copyright Jason Hawke

Central Stratford and Southern Queen Elizabeth Olympic Park is a diverse area that plays host to high-profile culture, education and sporting facilities, a high-quality office and retail district forming part of Stratford town centre, and new residential communities, set within easy access of landscaped parklands. It also hosts Stratford Regional Station and Stratford International Station and is a major bus service hub making it a major regional and local transport hub.

A unique opportunity for urban regeneration

Prior to the Olympic and Paralympic Games, this area presented a unique opportunity for urban regeneration. Deindustrialisation over the course of the twentieth century had left a large area of land either under-used or available for redevelopment, particularly to the west of the neighbourhood.

By the early years of the new millennium, a process of urban renewal had begun, most notably through the Stratford City development, which saw the arrival of the Westfield Shopping Centre. The Jubilee line extension to Stratford was completed in 1999 and the High Speed 1 link, with its Stratford International Station was then under construction. The preparation for the Olympic and Paralympic Games also brought with it significant investment in green infrastructure, in the form of new parkland, as well as an iconic sporting infrastructure, most notably the Olympic (now London) Stadium, and Zaha Hadid's London Aquatics Centre.

The southeast of the neighbourhood largely comprises the Carpenters Estate. This area was initially developed in the Victorian period, during which time the Company of Carpenters built terraced homes to accommodate local factory workers. After bomb damage incurred in the Second World War, the site was redeveloped in the 1960s as a new council housing estate with a range of business premises alongside the railway viaduct. A masterplan for the regeneration of the estate area has now been prepared, with planning permission for this granted in 2024 and first phases of development soon to get underway. When completed this will provide more than 2000 new homes, 50% of which are planned as affordable housing, alongside new commercial and retail uses.

The north-eastern end of Stratford High Street has seen significant linear redevelopment from 2000 onwards, with a mixture of new residential buildings, including student housing and a hotel built, mainly on the northern side of this dual-carriage way route. With several significant towers included in these schemes, this has resulted in a significant change in the character of this part of the area.

South of Stratford High Street, in this area, is Rick Roberts Way a relatively recent connecting road with relatively modern factory and warehouse buildings along its eastern edge and a cleared area of hardstanding to its west, former industrial land that was used as a transport and logistic hub during the 2012 Games. Along with the decommissioned gasholders site to its south, is planned as a predominantly residential area that would also include a new school.



Bridge across railway lines at Stratford

The Vision for Regeneration

The LLDC's Local Plan set out an ambitious vision for this area, building on the wider strategic regeneration plans for area that have emerged from the planning of High Speed 1 and for the 2012 Games. This includes an aspiration for Stratford, as one of London's Metropolitan Centres, to become an International Centre within London recognising its growing cultural and economic importance, its increasing role as a national and international destination for business, sport and leisure.

The key components of this are now being delivered, with the Westfield shopping centre now well established, the occupation of Grade A commercial office space continuing at Stratford Cross and the delivery of the East Bank cultural hub bring together major new university buildings, museum, theatre and music venues (see case study below). With more than 1,500 new homes also completed within this Westfield and Stratford Cross area, the vision of a vibrant, mixed-use centre is beginning to be realised.

Future challenges of integration

Its public transport links, focused around Stratford Regional Station, are one of the area's drivers of its growing success but also presents a physical challenge to the vision

for physically integrating the new with the established areas surrounding them. In particular, the multiple railway lines, running north-south and East-west present a major barrier. The Town Centre Link Bridge links Stratford City to the established Town Centre via Meridian Square and the station main entrance and bus station. Road, pedestrian and cycling links exist further to the north via Leyton Road and through to the Carpenters Estate area at Carpenters Road and Warton Road, although some continue to need investment and improvement. Although Stratford Station received major investment in the form of the Jubilee Line extension works and the DLR Woolwich Arsenal branch construction ahead of the 2012 Games, more recent and projected growth has highlighted the need to address future station capacity issues. LLDC, working with Network Rail, TfL and LB Newham have been developing case for significant remodelling of the station and its surroundings, presenting the potential for much improved physical connections in this central area.

Academic and Student hub

With the arrival of the UCL East Campus and the major new UAL London College of Fashion as part of East Bank and the existing Stratford Campuses for University of East London and Birkbeck College in the wider town centre,



UCL East Marshgate

Stratford is emerging as a student hub. This is emphasised by the construction of a number of significant private student accommodation buildings in this area, along Great Eastern Road and Stratford High Street, with one further significant scheme under construction and another with planning permission.

Changes still to come

The capacity for change and further development in this area is significant, with emerging plans for the industrial area and the cleared sites at Rick Roberts Way, for available sites along Stratford High Street and Great Eastern Road, and planning permission granted for a new residential community at Bridgewater Triangle. IQL North, a large linear site immediately to the north of Stratford International Station, is also being replanned with proposals for a significant number of new homes, commercial and retail space and student housing. This marks a major change from the predominately commercial floorspace that had previously been permitted here as part of the Stratford City proposals.

Delivery

Although the delivery of affordable housing in Central Stratford and Southern QEOP has been relatively modest to date, it is important to situate these figures in their wider context. Firstly, where affordable housing has not been delivered on-site, significant financial contributions (nearly £42 million) have been secured for off-site delivery. This has enabled the LLDC to deliver the types and tenures of affordable homes that are most required by the local community. For instance, off-site monies collected from the Cherry Park development were used to provide 62 additional affordable homes at the Chobham Manor development, comprising a mix of London Living Rent and London Affordable Rent, and with the vast majority of these (92%) being three-bed family-sized units.

Furthermore, there is still a significant pipeline of new homes in Central Stratford and Southern Queen Elizabeth Olympic Park. When delivered, these will mark a step-change in affordable housing delivery here; in particular, over 50% of the new homes at both Bridgewater Triangle and in the redeveloped Carpenters Estate will be affordable.

NEW HOMES

(APRIL 2024)

Homes Completed: **3,639**

Homes under construction: **380**

Homes with Planning Permission: **3,079**

Total: **7,098**

AFFORDABLE HOMES

Affordable Homes Completed: **417**

Affordable Homes Under Construction: **133**

Affordable Homes with Planning Permission: **1,007**

Total **1,557**

Affordable Off-Site Contribution: **£41,875,296**

Neighbourhood 3 key diagram

- 1 Stratford Cross
- 2 East Bank
- 3 Greater Carpenters Estate
- 4 UCL East
- 5 Bridgewater Triangle
- Employment designations
- Stratford Metropolitan Centre
- Key visitor attraction
- New school
- New Connections

OFFICE, RETAIL, INDUSTRIAL AND OTHER COMMERCIAL USES (SQM)

Total Completed: **232,106**

Retail: **7,241**

Business and commercial: **223,565**

Industry: **1,300**

Total Under Construction: **52,396**

Retail: **4,387**

Business and Commercial: **48,009**

Industry: **-**

Total with permission but not commenced: **4,358**

Retail: **94**

Business and Commercial: **4,264**

Industry: **-**

Total: **288,860**

Stratford Cross: embedding economic sustainability

Economic development in the area has been genuinely transformational, with over 230,000 sqm of new commercial floorspace having been delivered since 2012. Stratford Cross, formerly known as the International Quarter London (IQL), is a new mixed-use district between QEOP and Westfield Stratford, and has played a particularly significant role in securing the long-term economic sustainability of the area. It has helped to embed the benefits of the 2012 Games, attracting nationally and internationally significant occupiers, including Transport for London, the British Council, Cancer Research UK, the Financial Conduct Authority, UNICEF and the Nursing and Midwifery Council. It is estimated that as of 2024, 6,900 jobs are located here.

A part of the original Stratford City masterplan, a number of plots within this zone remain to be developed. Once complete, Stratford Cross will form a truly mixed-use district, connecting Stratford Metropolitan Centre to the new East Bank development, and the parkland beyond. Having a developer with a long-term interest

in the site has ensured an approach to design that can prioritise placemaking, delivering a consistent, considered cityscape, rather than piecemeal uncoordinated delivery.

East Bank: a generational investment in culture

The East Bank development brings together major cultural and educational institutions at a single site; at a value of £1.1bn, it represents the largest single investment in London's cultural life since the 1851 Great Exhibition.

Delivery of East Bank marks the realisation of a longstanding strategic vision, in which LLDC has played a key role, not only in the planning and construction of the development, but also in convening a group of major cultural and education institutions, and leveraging significant public funding.

As well as being of national and regional significance, the East Bank project is focused on ensuring 'good growth' at the hyperlocal level, by ensuring that the benefits and opportunities that it creates flow directly to people living in the LLDC's

host boroughs. This will include ensuring that the institutions' programming both reflects and is accessible to local people, as well as brokering employment opportunities within the education and creative industries. LLDC planners have worked to secure these localised benefits through Section 106 legal agreements, including covenants that require education outreach programmes as well as employment targets for local recruitment. Further detail on the East Bank project is provided in the case study at the end of this section.

Creating connections

Since the LLDC's inception, Central Stratford has seen substantial investment in transport infrastructure. Projects to address severance have included the construction of the Carpenters Land Bridge, a pedestrian and cycle bridge, connecting Stratford Cross to East Bank. This opened in 2023/24 and was funded through a mixture of Section 106 contributions and LLDC corporate funding, to a value of approximately £9.2M.

At East Bank itself, the public realm that has already been opened is complemented by extensive greening, landscaping, and seating along Stratford Walk. This has created a high-quality gateway to QEOP from the southeast, providing a transition from the Stratford Cross urban district to the landscaped parkland beyond.

At Stratford Regional Station, a new entrance has been opened from the Carpenters Estate to the Jubilee Line concourse. This is an important first step in the regeneration of the Greater Carpenters area, ensuring direct access to the station for current and future residents. This forms part of the wider work to ensure that the benefits of regeneration are equitably spread, with parity of access from both sides of Stratford Station. In the longer term, more significant upgrades will be required for Stratford Station, to ensure its continued safe operation beyond 2031. These enhancements will be essential to securing Stratford's continued growth, and in delivering on aspirations for it to become a centre of international significance. See the case study in the 'Transport' section for further details.

Running through the centre of the area is Westfield Avenue. Constructed as a dualled four lane highway to serve the centre of the new Stratford City area, proposals



Carpenters Land Bridge, connecting Stratford Cross and East Bank

are now in place to narrow this to two-way two-lane street with expanded and improved cycle lanes and greened public realm. Funded by S106 contributions from adjacent development, the first phases of this project are now underway. This complements substantial investment in active travel elsewhere in the area, for instance the segregated cycle track running along Carpenters Road. See the case study in the 'Transport' section for further details.



Westfield Avenue



Sadlers Wells



Bobby Moore Academy Secondary School

Investing in social infrastructure:

Bobby Moore Secondary School was constructed as part of the LLDC's Legacy Communities Scheme and, as with the two primary schools, was delivered early in the wider delivery programme. This has helped to ensure that the necessary social infrastructure is in place to support the scale of development planned in this area.

Further investment in social infrastructure is nevertheless required, with the Greater Carpenters Area being a particular priority. London Borough of Newham, through Populo Living are progressing plans for regeneration of the Carpenters Estate. Outline planning permission was granted in 2024 for this masterplan. To facilitate delivery of the overall regeneration plan, refurbishment of one of the estate's three towers, James Riley

Point, has been granted planning permission and will become the first element of this overall plan to be delivered. In addition to providing affordable homes, the refurbishment of the block will be complemented by a new 2,460 sqm community centre, with a range of facilities including a 5-a-side football pitch. The replacement of the Carpenters Primary School, the provision of a new primary care health centre and the rebuilding of the Building Crafts College are also envisaged. Elsewhere in this area, as part of the wider plans for Rick Roberts Way, land has been allocated for a new school.



Key Lessons from the regeneration of Central Stratford and Queen Elizabeth Olympic Park South

Clarity of strategic vision has played a key role in the area's ongoing success. For instance, at East Bank, this has enabled the LLDC to assemble a range of major cultural and education institutions (the BBC, V&A, Sadlers Wells, UAL, and UCL) to create a new piece-of-city with a distinct character and purpose. Convening this partnership has been of vital importance, as has the ability to leverage significant public funding.

Recognising that East Bank is both nationally significant, but also has the potential to be locally transformative has been, and will continue to be, integral to its success.

Securing private investment in the area has also been critical. For instance, Lendlease have a long-term interest in the Stratford Cross site, and have been building out in phases consistently over the course of LLDC's lifetime. This has ensured an approach to design that prioritises placemaking, delivering a consistent, considered cityscape, rather than piecemeal, uncoordinated delivery.

The vision for a genuinely mixed-use centre has also been critical to the area's success. Land was allocated for a significant number of new homes, with the largest single site being Cherry Park (1,224 new homes), as well as a range of office, educational and cultural uses. This ensures that the area is activated at different times of day, and serves a range of different communities, helping to support vitality and diversity, as well as embedding economic resilience.

One of the key challenges for the area has been the extensive infrastructure investment required to support the scale of planned development. Much was done in the run-up to the Olympics, including decontamination, connectivity improvements, greening and landscaping, and investment in the London Stadium and London Aquatics Centre. Coupled with early investment during the LLDC's tenure, including in the Bobby Moore Secondary School, this has created a solid bedrock for development. However, throughout its lifetime, LLDC has continued to invest in infrastructure delivery. To do so, it has had to work creatively, combining public sector investment and planning contributions to deliver necessary improvements.

Stratford High Street has also presented a further challenge, with the existing infrastructure acting as a thoroughfare, rather than encouraging more pedestrian-friendly town centre uses. Designation of Stratford High Street Policy Area, through Policy 3.2 of the Local Plan, has helped to correct this, by improving the provision of community-centred uses in the area. This includes a high quality retrofit of the Mary Ward Centre, which provides adult education services, and the redevelopment of Jubilee House to accommodate not only new student accommodation but also expanded premises for the London Academy of Excellence.



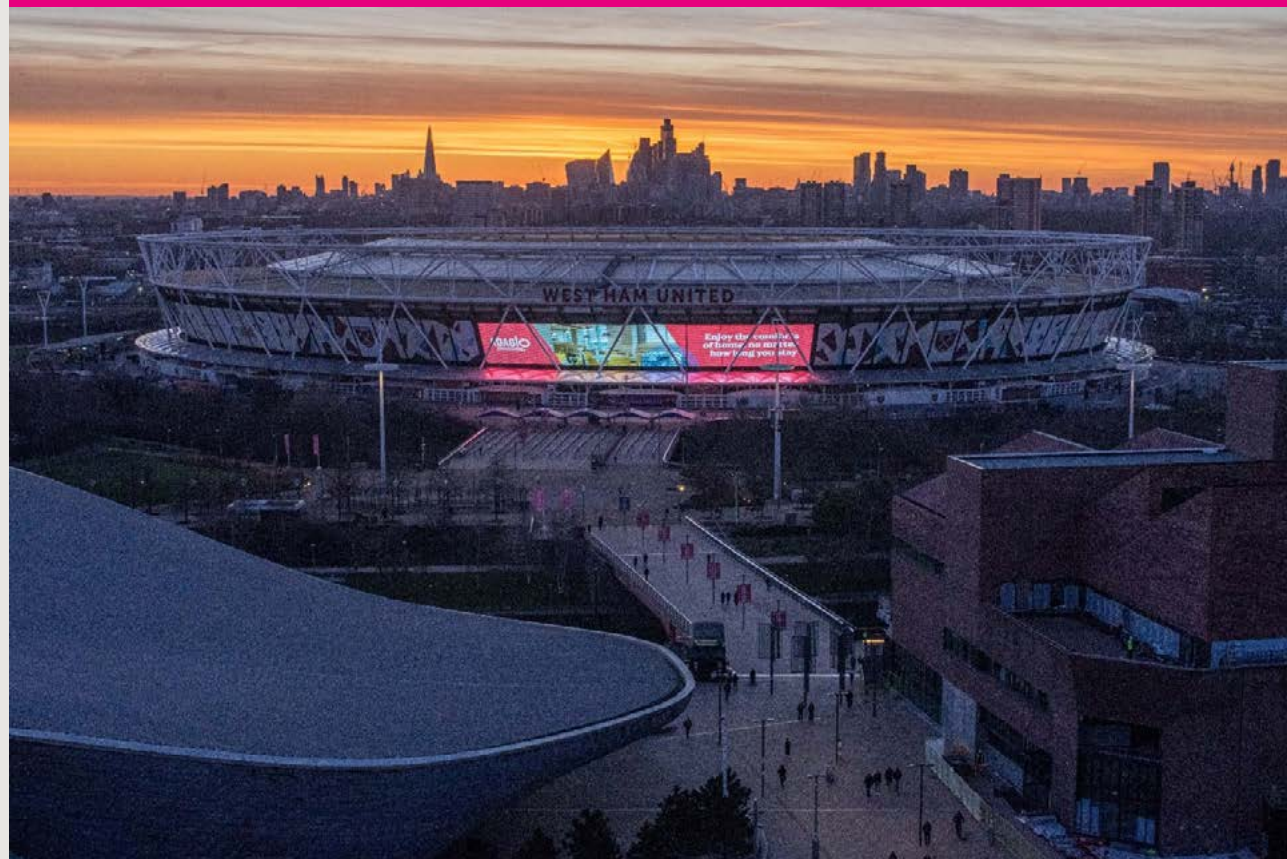
Conclusion

The past twenty years have seen the area transformed from an area on the western edge of Stratford Town Centre, formerly an area of rail lands, industry and warehousing, with a few established pockets of housing to a genuinely mixed-use part of the metropolitan centre, and new homes and student housing, mainly along the northern side of Stratford High Street.

Development will continue on remaining available land and development plots in the master planned areas, with a particular focus on housing delivery. Two LLDC sites, Bridgewater Triangle and Rick Roberts way, remain to be delivered, through a joint venture mechanism. Alongside the planned regeneration of the Greater Carpenters Estate, to be led by Populo Living, and new commercial and residential development at Stratford Cross, will see the delivery of more than 2,279 additional homes.

As the East Bank partners open their facilities during 2025, the area's nascent reputation as a cultural and educational centre is expected to grow. The challenge will be to embed these new communities into the area, and to ensure that both they and the more established communities feel the benefits of the significant public and private investment in the area, including those from the East Bank cultural and education institutions.

London Stadium



Central Stratford and Queen Elizabeth Olympic Park South Case Studies



Case Study: East Bank

It is estimated that the project has the potential to generate 2,500 direct jobs on site, and 1,100 'indirect jobs' through associated supply chains.

Outreach work to ensure that Sadlers Wells is embedded in the local community is well underway, with a bespoke programme being offered to 11 'associate schools' across the host boroughs, allowing children and young people to participate in workshops and attend performances at Sadlers Wells.

Sadlers Wells East

Sadlers Wells East is due to open in 2024. It will accommodate a new 550-seat dance theatre, as well as a new centre for choreography and a hip hop academy, both of which will be the first of their kind in the country. It will also provide a public performance space, and family and community programming to ensure that it is a truly public-facing venue.



University of Arts London: London College of Fashion



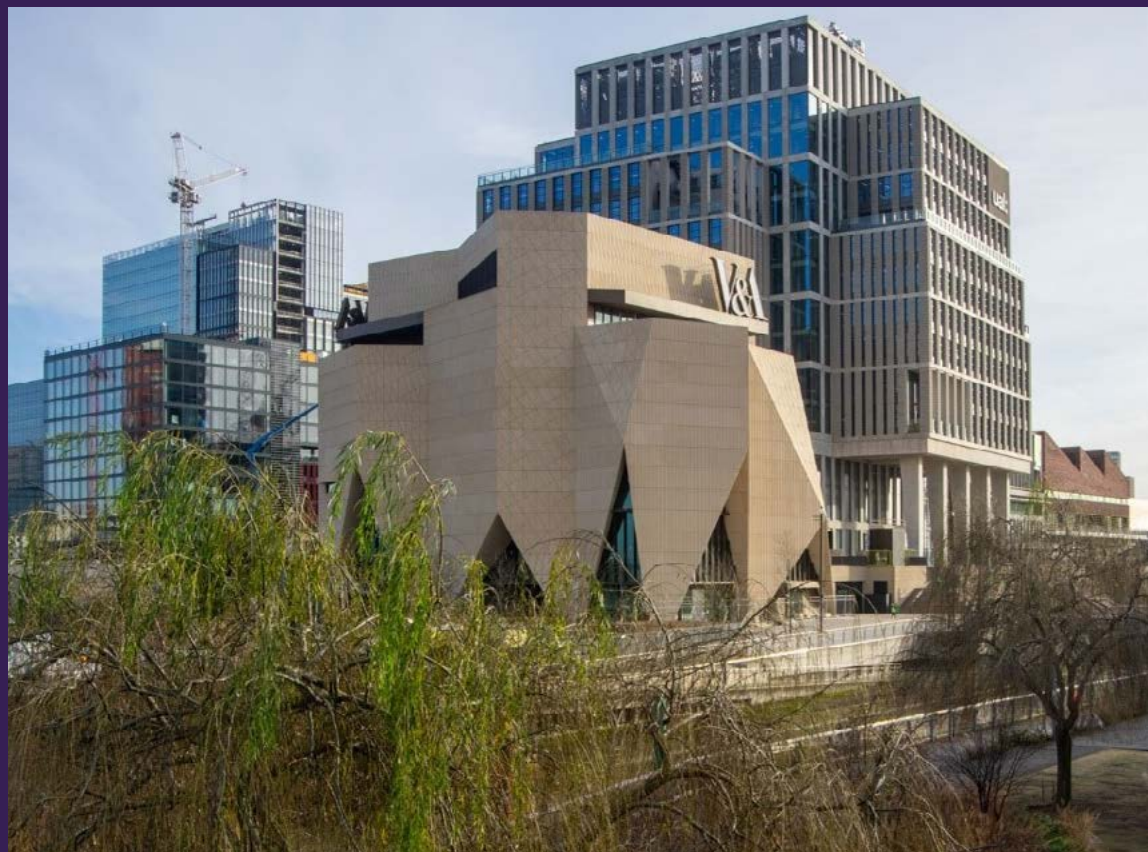
In late 2023, University of Arts London (UAL): London College of Fashion (LCF) brought together its sites into a single campus at East Bank, accommodating 6,500 students, with a business and social enterprise centre. As part of the move, LCF has launched a new Cultural Programme, which will host seasons curated and produced in collaboration with the local community.

The programme will be free of charge and will host up to five major exhibitions every year, as well as weekend and after-hours events.

Victoria and Albert Museum (V&A)

The Victoria and Albert (V&A) will bring a new art and design museum to QEOP, which is due to open in 2025. As with the other East Bank partners, work is already underway to ensure that V&A East is meaningfully embedded in the local community. Ahead of opening, for instance, the V&A East Youth Collective Programme is offering 6-month paid opportunities for local young people to get involved in strategic decisions about how the institution will look.

As well as opening the museum, the V&A will also open a new Collection and Research Centre at Here East in Autumn 2023.



BBC Studios



The BBC will open a new music studio, which will provide a home for the BBC Symphony Orchestra, BBC Symphony Chorus, and rock and pop recording facilities. Alongside the V&A East, the BBC Studios are due to open in 2025, marking the completion of the East Bank development.

To date, outreach work has included radio production workshops with 18 young people during the East Summer School, as well as the Meet a Musician programme, open to all schools in the host boroughs.

UCL East

University College London (UCL) is delivering a new campus at QEOP, providing a multi-disciplinary research centre, for approximately 4,000 students, with just over 160,000 sqm of academic floorspace, including commercial research space. Phase 1 has been delivered, comprising:

- One Pool Street, which includes research labs and studios for topics as varied as ecology, robotics and urbanism, as well as a homes for over 500 students.
- Marshgate, which includes eight floors of cross-disciplinary research labs, teaching areas and libraries.





**BROMLEY-BY-
BOW, PUDDING
MILL LANE, SUGAR
HOUSE ISLAND
AND THREE MILLS**

2008



An area to the South of the Queen Elizabeth Olympic Park consisting of a mixture of established and emerging new communities set around a network of waterways, with several areas of major new development, the cluster of heritage buildings at Three Mills Island, a focus on cultural and creative industries and served by Pudding Mill DLR and Bromley-by-Bow London Underground stations.

Industrial decline and change

Bromley-by-Bow, Pudding Mill, and the areas around Sugar House Lane, Abbey Lane and Mill Meads emerged as a predominately industrial area through the 19th and 20th centuries, served by a network of waterways connected to the River Lee and rail connections from Stratford serving Bow Goods Yard in the northern part of the area and the historic road connection from London to Stratford and beyond that here is now known as Stratford High Street. The history of development of this area goes back to the mediaeval period which saw the establishment of waterways and watermills in this area of former marshland with a remaining legacy of early industry at Three Mills Island with listed buildings dating to the 18th and 19th Centuries, including the House Mill, and the construction of Sir Joseph Bazalgette's Abbey Mills Pumping station in the 19th Century as part of the new comprehensive London sewer network. As with much of the LLDC area, a decline in industry from the second half of the Twentieth Century and the consequent impact on its environment presented a challenge but also an opportunity for growth and regeneration as London's economy and population has grown from the late 20th century on.

Foundations for the Legacy

The majority of the Pudding Mill area was acquired as part of the land needed for delivery of the Olympic Park for the 2012 Games, was cleared and provided a significant space for servicing the Park during the Games. Private businesses continued to operate along Cooks Road and at Marshgate Business Park during this time. At the same time the Crossrail project was in progress and in this period its eastern portal was constructed so that the line could emerge from its central London tunnels and run into Stratford Station, while Pudding Mill DLR station was realigned and rebuilt to facilitate this, with the station being sized to cope with its Games time and post-Games Legacy use.

In parallel to this, plans were emerging for the comprehensive redevelopment of the industrial area immediately to the south around Sugar House Lane and Hunts Lane, with the masterplan for what is now the Sugar House Island development receiving planning permission in 2012, while the land to the east of the River Lee also received planning permission for a predominantly residential development between the river and Hancock Road, to the north of Bromley-by-Bow Tesco store, each of these permitted by the London Thames Gateway Development Corporation.



The area of Bow Goods Yard East, temporarily ceased its rail related use during the 2012 Games, had its rail lines covered and was set out temporarily as a warm-up track for athletes who were competing in the nearby Olympic Stadium.

Pudding Mill Lane DLR

2021

Credit: Jason Hawkes



NEW HOMES

(APRIL 2024)

Homes Completed: **1,491**

Homes Under Construction: **811**

Homes with Planning Permission
(not commenced): **3,228**

Total: 5,530

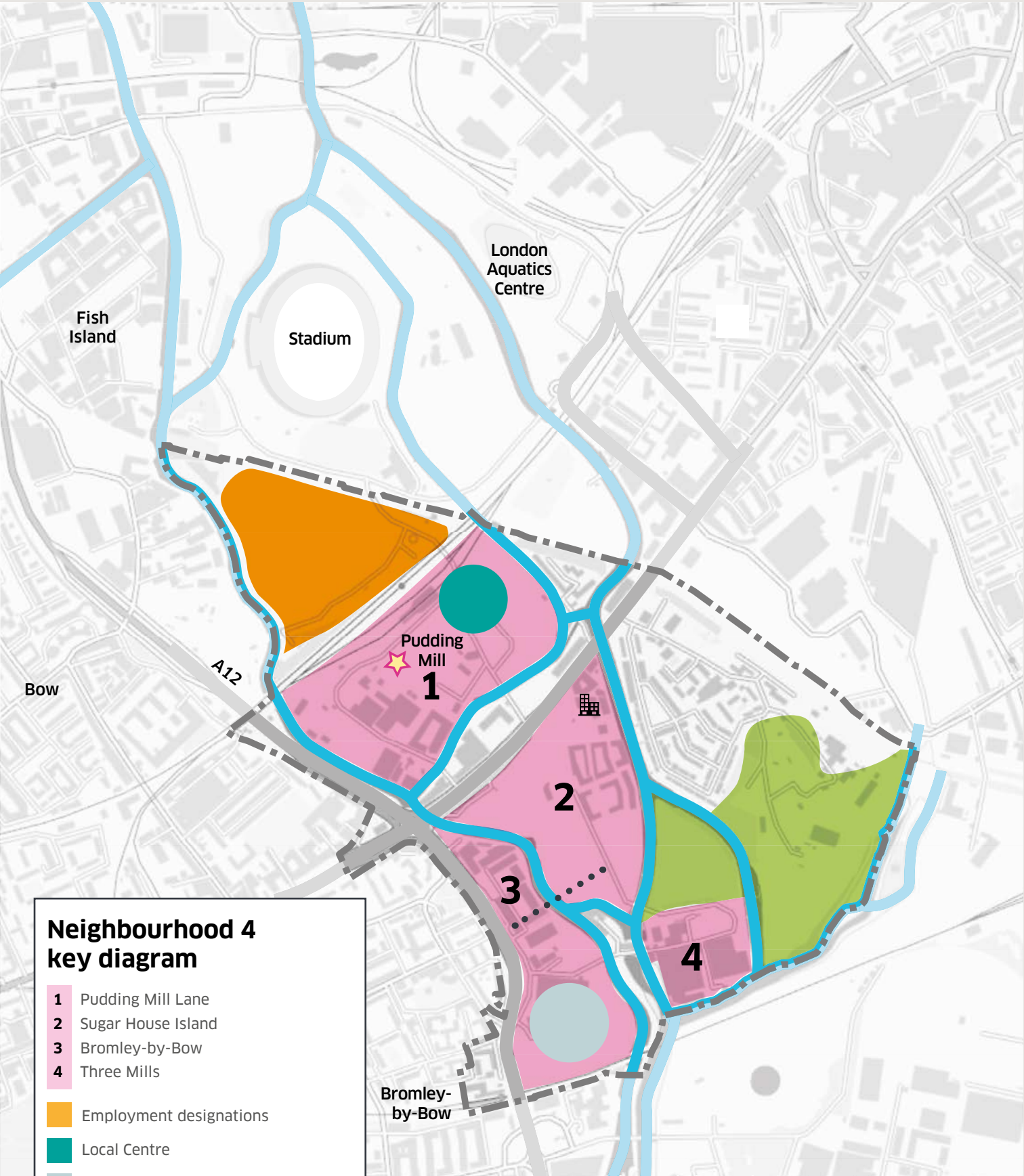
AFFORDABLE HOMES

Affordable Homes Completed: **625**

Affordable Homes Under
Construction: **131**

Affordable Homes with Planning
Permission (Not Commenced): **1,061**

Total 1,817



OFFICE, RETAIL, INDUSTRIAL AND OTHER COMMERCIAL USES (SQM)

Total Floorspace Completed: 44,916

Commercial Floorspace Completed: **44,916**
(including 6,700 sqm at ABBA Voyage Arena)

Industrial Floorspace Completed: **-**

Total Floorspace Under Construction: 3,230

Commercial Floorspace Under
Construction: **3,220**

Industrial Floorspace Under
Construction: **-**

**Total Floorspace with permission but
not commenced: 65,646**

Commercial Floorspace with
permission but not commenced: **60,051**
(including 50,000 sqm at Pudding Mill)

Industrial Floorspace with permission
but not commenced: **5,594**

Total: 113,792

After the Games

After 2012, the land at Pudding Mill that had been used to support the holding of the Games continued to serve in support of the transformation work for the Olympic Park immediately to the north, while Bow East Goods Yard was returned to its rail use and continues to be used for storage and transfer of spoil, aggregate and other materials. The enabling works at Sugar House Island were underway as was the first phase of the Bromley-by-Bow North scheme. New mixed use development schemes were also built along this northwestern stretch of Stratford High Street. The temporary bridge across Stratford High Street to connect the Greenway over this major road was also removed.

New Neighbourhoods

A number of new neighbourhoods are now starting to take shape to the south of Queen Elizabeth Olympic Park, at Pudding Mill, Sugar House Island and Bromley-by-Bow.

Pudding Mill and plans for a new Local Centre

A mixture of LLDC and privately owned land, Pudding Mill is surrounded by waterways to

the east, west and south and by the Great Eastern Railway Viaduct to the north with limited permeability through to the QEOP and Bow East Goods Yard. The whole of this area has been cleared over time ready for new development and two phases of private development have been completed to date.

The LLDC's Legacy Communities Scheme masterplan permission secured approval for a new mixed residential and employment space community with a new Local Centre based around the Pudding Mill DLR Station. As envisaged in the LLDC Local Plan and the supporting Pudding Mill SPD, this is an area that over time will become a new community with its own Local Centre and a significant amount of workspace and commercial space.

Not including the LCS masterplan, 1,183 homes have been completed or received planning permission and remain to be built. Eventually this is expected to reach a total of at least 2,131 new homes. Improvements to the links under the railway to the QEOP, schools and UCL East are envisaged, while a new bridge connecting Marshgate Lane with a new Stratford High Street Junction providing a direct route into Sugar House Island and on to Bromley-by-Bow Station is also planned.



Rumhouse, Danes Yard, Sugar House Island



Reinstated chimney, Sugar House Island



Sugar House Island

This former industrial area around Sugar House Lane and Hunts Lane is being comprehensively redeveloped with 380 of a total 1,200 homes so far built, along with a significant quantum of commercial and workspace having now been built along its frontage with Stratford High Street. Several historic buildings have been retained and repurposed as part of this, along with two historic industrial chimneys. A new primary school has been built for 420 pupils, while two new bridges are planned to bring buses, pedestrians and cyclists across the River Lee between this extensive site and Bromley-by-Bow. A pedestrian and cycle bridge has been installed to provide connection across the Three Mills Wall River to the east and into the parkland at Three Mills Green. Extensive replacement of river walls and remediation of contamination have been required to enable the development.

Protecting and Repurposing Industrial Heritage

This part of the LLDC's area is rich in industrial heritage, which contributes much to the local character. Care has not only been taken to preserve historic assets such

as the world's largest surviving tidal mill, and a Grade II* Listed Pumping Station, but to breathe new life into the historic environment, by repurposing buildings to meet the needs of London in the twenty first century.

Three Mills and Three Mills Studios

Three Mills Studios and associated buildings, including the Clock House Mill, are owned by the LLDC and have undergone recent improvements through grant funded refurbishment and repair works to some of the listed buildings in the complex. Three Mills Studios operates the majority of the complex as a successful film and TV studios business, while the Clock Mill is used by the Harris Science Academy East London, as a secondary school, this being an interim use while permanent premises are built nearby. The Grade 1 Listed House Mill is owned by the House Mill Trust and provides a visitor, information and education centre within the Millers House. With significant new communities emerging at Sugar House Island and Bromley-by-Bow, this area provides both a creative business hub and a local cultural focus next to the planned district centre at Bromley-by-Bow.

Between Three Mills and the Greenway is the Abbey Mills Area, with an established residential community along Abbey Road. The majority of the area is owned and operated by Thames Water as a major infrastructure asset. The Grade II* Listed 19th Century pumping station and the modern pumping station, built in 1997, were constructed to lift sewage into the Northern Outfall Sewer which takes this to the major treatment works at Beckton.

The recently completed Lee Tunnel runs from here to Beckton to provide capacity that will help prevent storm discharges into the river, while it is also the point at which this connects to the soon to be commissioned Thames Tideway Tunnel which will provide the same function for a 25km stretch of the River Thames. Although not planned or delivered by LLDC, these strategic modern infrastructure projects touch the southern part of the LLDC planning authority area.



Abbey Mills Pumping Station (Credit: David Poultney)



Conclusion

The planned new neighbourhoods have started to emerge, although there is much new development still to happen, including the new Local Centre at Pudding Mill and the transformation of Bromley-by-Bow to a District Centre. School 360, the new primary school at Sugar House Island is up and running and new homes and business premises are occupied in Sugar House Island, as are new homes at Bromley-by-Bow. While the detailed plans for new development have seen elements of change over time, the overall masterplans and objectives have proved to be resilient and have a good prospect of being delivered over time. Challenges of delivery at Bromley-by-Bow remain, influenced by practical and commercial land arrangements which now are much more likely to be longer term. A significant amount of development at Pudding Mill now has a detailed permission with two early development phases complete.

The major challenge for this area remains the delivery of connectivity improvements with several bridges yet to either come forward within the planned development trajectory or, in the case of Marshgate Lane bridge for example, still requiring identification of funding. This perhaps, simply emphasises the scale of change occurring here, and the time taken in reality for delivery of large complex sites and supporting infrastructure to be achieved.



Key lessons

The neighbourhoods to the south of Queen Elizabeth Olympic Park have capitalised on their heritage assets. Three Mills, in particular, is an object lesson in the creative ways in which historic buildings can be kept in active use, playing host to both television studios and temporarily accommodating a school. At Sugar House Island, development has taken cues from its industrial heritage in its design, and incorporated a diverse range of uses, from a bar to a dance school, within repurposed historic buildings.

The ABBA Voyage Arena at Pudding Mill has helped to demonstrate the value that meanwhile spaces can bring to an area. Having been cleared for development, footfall in the area was relatively low, with a lack of 'eyes on the street' resulting in poor perceptions of safety. ABBA Voyage has activated this space, bringing life to the area, as well as economic and community benefits.

The new neighbourhoods to the south of Queen Elizabeth Olympic Park are characterised by complex and multiple land ownership. LLDC has therefore had to play a key role in coordinating development to ensure joined-up placemaking. One of the key ways in which it has done this is through the production of area-specific Supplementary Planning Documents that set out a clear vision for neighbourhoods at Bromley-by-Bow and Pudding Mill, to which all stakeholders can work.

Severance caused by the waterways, roads and rail infrastructure that cut across the neighbourhoods to the south of Queen Elizabeth Olympic Park has been a challenge. Significant steps have been taken to overcome to this, although it is recognised that there is still work to be done, with the bus bridges connecting Bromley-by-Bow to Sugar House Island, and Sugar House Island to Pudding Mill yet to come forward. Strategic vision and coordination of stakeholders is again important in delivering infrastructure at this scale, as is the need to pool funding from different sources.



South of the Olympic Park Case Studies



Case Study: Talent House

Located in a former warehouse in Sugar House Island, Talent House is a specialist music, dance and digital hub, operated by East London Dance and Urban Development that works with 4,000 young people a year to develop their craft and support their careers. The project brought together a range of funding from stakeholders including Arts Council England, the Greater London Authority, London Borough of Newham, LLDC, Vastint, Foundation for Future London, Westfield and Nesta.

Opened in Summer 2022, Talent House today accommodates:

- Five music production and recording studios, a live room, and two vocal booths
- Flexible teaching/rehearsal/sharing space
- A music technology lab
- Two dance studios
- Shared area, including a canteen and hot desk space
- Open plan offices
- Central atrium for informal gigs and dance jams

Talent House is particularly focused on working with young creatives from under-resourced communities, providing both a learning resource and a platform for accessing opportunities within industry. As a repurposed Victorian warehouse, Talent House supports London's creative industry from a site that harks back to its industrial heritage.



ABBA Voyage Arena (Credit: Jason Hawkes)

Case Study: ABBA Voyage Arena

Land at Pudding Mill was initially cleared to facilitate operational requirements of the Games, with planning permission in place for it to be redeveloped as a new residential-led neighbourhood. This presented an opportunity for a major interim use ahead of the residential scheme coming forwards, with a significant area of temporarily vacant land available on a 'meanwhile' basis, served by a Docklands Light Railway station.

The scheme that was ultimately delivered was the ABBA Voyage Arena, a technologically pioneering performance featuring digital avatars of the band, that has become one of

London's most popular attractions. It has provided a major economic boost to the area, delivering £177.7m in Gross Value Added (GVA) to London between May 2022 and 2023, of which £73.7 million was generated in the host Boroughs. It has also brought major employment benefits to the local area, with estimated direct and indirect job employment opportunity creation for 5,075 workers.

The theatre has emerged as a leading example of a 'meanwhile' use, not only driving social and economic value creation in the area, but also bringing vitality and improved perceptions of safety to a temporarily vacant site.



APPENDICES

APPENDIX 1:

MONITORING DATA

2012-2024

Appendix 1.1: Cumulative Monitoring Data October 2012 – August 2024

Note: The following monitoring table provides key overall data and does not aim to replicate the content of the Annual Monitoring Report. For previous editions of the Annual Monitoring Report from October 2012 – April 2023, please visit the website: Annual Monitoring Reports.

This data provides figures on key areas such as housing delivery, including a breakdown of tenures per year, employment, and contextual data on population and social changes. Please note that demographic statistics are captured per borough. The LLDC area does not fall within a single borough boundary and therefore borough statistics do not apply to the LLDC area. Therefore, the contextual data is for general reference only.

1. Supply of housing

Total number of homes completed including affordable housing delivery

The total number of homes completed between October 2012 and August 2024 is 13,046, of which 3,587 (27%) are affordable. The tenure split for affordable homes is 49% social/affordable rent and 51% intermediate. Additionally, the LLDC area has delivered 3,572 student bedrooms. Since both self-contained homes (standard residential homes classified under C3 Use Class in the planning system in England) and purpose-built student accommodation contribute to the housing target, which for LLDC during this period was 17,422 units, this indicates that LLDC met 91% of its housing target.

Financial Year	Total Number of C3 Homes (Net)	Social	Affordable Rented	Intermediate	Affordable Total	% of affordable (target 35%)	Student Bed-rooms (PBSA)	Housing Target	Total: C3 + PBSA	% of the housing target
November 2012 to March 2014	703	-	138	91	229	33%	-	-	-	-
2014/15	2,931	675	-	704	1379	47%	951	1,471	3,882	264%
2015/16	277	-	-	22	22	8%	809	1,471	1,086	74%
2016/17	772	16	136	94	246	32%	-	1,471	772	52%
2017/18	1,002	113	5	78	196	20%	-	1,471	1,002	68%
2018/19	1,074	3	103	138	244	23%	445	1,471	1,519	103%
2019/20	1,641	109	53	113	275	17%	513	1,471	2,156	147%
2020/21	1,408	9	138	223	370	26%	-	2,154	1,408	65%
2021/22	1,570	32	39	342	413	21%	-	2,154	1,570	73%
2022/23	1,662	56	147	10	213	13%	854	2,154	2,516	117%
2023/24	4	-	-	-	0	0%	-	2,154	4	0%
Total	13,044	1,013	759	1,815	3587	27%	3,572	17,442	15,915	91%

Number of homes in the pipeline: approved between October 2012 and August 2024, awaiting delivery or currently under construction.

In August 2024, there were 10,972 homes approved and awaiting delivery across the LLDC area, with 2,573 of these homes, including 904 affordable homes of all tenures, undergoing construction. The total number of affordable homes among all these approvals was 3,750, representing 34% of all homes, slightly below the 35% target.

It should be noted to note that for developments with outline approval, the exact affordable tenure split will be determined upon consideration and approval of the detailed application, meaning the precise affordable housing tenure cannot yet be specified for homes in the pipeline. For homes with detailed planning permission, 1,627 units (25% of all homes) have been approved, with 63% designated as social or affordable rented and 37% as intermediate. The policy target for tenure split is 60/40 in favour of social and affordable rented over intermediate housing.

	Total number of homes	Total Affordable a + b	Affordable % of all homes
Grand Total	10,972	34%	34%

Delivery of specialist housing

One development, completed in 2016, delivered 16 affordable rented units specifically for older persons.

2. Growth in economic activity

Delivery of employment and retail floorspace since October 2012

Employment - Commercial, Retail Business, Service and Industrial floorspace	New employment and retail floorspace (sqm)
Total completed	423,185
Total Under Construction	69,756
Total in the pipeline	78,334
TOTAL	571,274

It should be noted that since the change in use classes in September 2020, business and retail are no longer classified separately. They now fall under the same category, which includes Commercial, Business, and Service uses. As a result, it is often not possible to precisely distinguish the amount of approved floorspace allocated to retail, office, light industry, and other specific uses.

The cumulative figure does not include the 150,000 sqm of retail floorspace at Westfield Shopping Centre, as this was delivered before the start of the monitoring period in October 2012.

Job density

Job density is defined as the number of jobs in an area divided by the population aged 16-64 in that area and includes employees, self-employed, government-supported trainees and HM forces. Higher job density often would represent an employment centre, it can also be an indicator of more people working locally.

In 2013, the average job density for the four boroughs stood at 0.73 in 2013 compared to 0.93 for London. The lowest ratio was in Newham at 0.43 while the highest, of 1.34, was in Tower Hamlets.

Jobs density as of 2022 in London currently stands at 1.07, down 1.03 from 2021. The highest job density was recorded in Tower Hamlets at 1.35, followed by 0.96 in Hackney, 0.63 in Newham and 0.49 in Waltham Forest.

Source: ONS Nomis Data

Amount of low-cost business space and affordable workspace permitted

From October 2012 to August 2024, planning applications approved across the LLDC area have resulted in a total of 23,526 sqm of approved space. Of this, 10,870 sqm has already been delivered, 4,794 sqm is currently under construction, and the remaining 7,862 sqm has been approved and is awaiting delivery.

It should be noted that the cumulative figures below include sites with outline planning permission where the figures provided represent the minimum expected delivery, with the final amount of floorspace to be determined at the detailed design stage. This is particularly relevant for the Hackney Wick Masterplan, which comprises multiple individual sites historically delivered under separate planning permissions. Additionally, while the Carpenters Estate scheme has been approved subject to the signing of a legal agreement and has committed to delivering affordable workspace, the exact quantum will be determined at the detailed design stage and is therefore not included in the list but should be noted.

Affordable and low-cost workspace - delivery since October 2012	
Completed	10,870 sqm
Approved not commenced	7,862 sqm
Under Construction	4,794 sqm
TOTAL	23,526 sqm

Number of new business start-ups compared to closures in the Growth boroughs

Monitoring the rate of enterprise deaths per year helps the understanding of the impact of economic cycles on entrepreneurship. Since 2012, the number of new enterprises had grown significantly and steadily across the Boroughs, with a slight decrease since Covid-19 in 2020.

Active Enterprises

Area	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Hackney	12,980	14,180	16,095	18,510	21,660	23,535	24,620	26,785	27,845	27,465	27,345
Newham	7,750	8,540	9,645	11,055	13,685	14,570	15,235	16,145	15,575	16,160	15,415
Tower Hamlets	13,740	15,030	16,545	18,390	20,025	20,545	20,795	21,325	20,930	19,200	18,085
Waltham Forest	8,265	8,970	9,875	11,020	12,310	12,755	13,560	13,990	14,255	14,015	13,025
Total for all four boroughs	42,735	46,720	52,160	58,975	67,680	71,405	74,210	78,245	78,605	76,840	73,870

Unemployment levels

Since 2012, the average unemployment rate across the four Boroughs was higher than that of the London Average. While this continues to date, the unemployment rates have steadily fallen between 2012 – 2020. In 2020, due to Covid-19, there was a rise in unemployment rates across the boroughs. This is now steadily decreasing across all Boroughs except the London Borough of Tower Hamlets.

The London Borough of Newham has seen the largest drop of unemployment figures since 2012, from 13.7 to 8.7 when recorded in 2023 when the latest data was realised by the ONS.

Given that LLDC area covers only parts of the boroughs it is not possible to conclude direct link between the job opportunities created via new developments and average unemployment across all of the four boroughs.

	Hackney	Newham	Tower Hamlets	Waltham Forest	The four boroughs average	London Average
2012	10.3	13.7	12.7	11.5	12.1	9.5
2015	7.3	7.8	8.9	7.5	7.9	6.5
2016	8.0	7.6	7.2	6.4	7.3	6.1
2017	5.6	5.8	8.2	5.8	6.4	5.8
2018	5.7	5.7	7.2	4.5	5.7	5.1
2019	4.5	4.8	5.1	5.0	4.9	4.6
2020	5.6	5.7	4.8	5.2	5.3	4.7
2021	6.4	7.8	6.1	6.7	6.7	5.6
2022	4.6	5.2	4.6	6.3	5.1	4.5
2023	3.8	5	6.3	5.3	5.1	5
Total Change from 2012-2023	6.5	8.7	6.4	6.2	7	4.5

Source: Office for National Statistics (ONS)
Note: The average unemployment rate is defined by the number of unemployed people as a percentage of the labour force.

Change in job sectors

The 2014 data for employee jobs has been used as a baseline within the four boroughs, reported below. This shows that the majority of employment is within the service sectors, although with the exception of Tower Hamlets, there are more jobs than average within the manufacturing and construction sectors than the London average. The majority of service jobs in 2014 fit within the Financial and Business Services (31%) and Public Administration, Education and Health (27%).

Change in job sectors

The 2014 data for employee jobs has been used as a baseline within the four boroughs, reported below. This shows that the majority of employment is within the service sectors, although with the exception of Tower Hamlets, there are more jobs than average within the manufacturing and construction sectors than the London average. The majority of service jobs in 2014 fit within the Financial and Business Services (31%) and Public Administration, Education and Health (27%).

% of total employee jobs (2014)	Hackney	Newham	Tower Hamlets	Waltham Forest	4 borough average	London
Primary Services (A-B: agriculture and mining)		0	0	0	0	0.1
Energy and Water (D-E)		1.8	0.3	0.8	0.725	0.5
Manufacturing (c)	2.8	3.9	1.4	4.9	3.25	2.4
Construction (F)	2.4	4.8	1.6	3.7	3.125	3.1
Services (G-S)	94.4	89.5	96.7	90.6	92.8	94

(Source ONS data. These figures form the Local Plan monitoring baseline.

% of total employee jobs	Hackney	Newham	Tower Hamlets	Waltham Forest	Four Boroughs average	Change from 2014	London
Primary Services (A-B)	0	0.0	0.0	0.0	0	0	0
Manufacturing (C)	1.8	3.0	0.8	3.2	2.2	1.48	2.1
Energy and Water (D-E)	0.5	1.1	0.2	1	0.7	- 0.02	0.11
Construction (F)	2.7	6.8	1.7	6.4	4.4	1.28	4.9
Services (G-S)	96	87.7	97.1	81.8	90.6	-2.2	86.1

Source: ONS

The table above shows the most recent ONS estimates of jobs per industry for 2022 for four boroughs and London. As can be seen from the table, similar to London as whole, service sector continues to represents the key employment sector with marginal decline, compared to the 2014 baseline, within the four boroughs with on average 86 per cent of all employment working within this sector.

The Legacy Corporation Household Survey (2018) revealed that residents of the area are more likely to work in professional occupations at almost 50% than within the four boroughs. This is a significant change from the baseline of 2014 where around 23% of the four boroughs worked in professional occupations which was also below the London average of 25%.

The 2018 LLDC Household Survey was supported the preparation of the Local Plan, as such no comparable survey has been completed since this time. The LLDC area does not fall within a single borough boundary and therefore borough statistics do not apply to the LLDC area

3. Community infrastructure delivery

Community facilities

- Completed Projects:
 - The Old Baths: A community building featuring artist studios, event, and gallery spaces.
 - Glyn Hopkin Abbey Hub: A neighbourhood play and youth club.
 - Talent House: A dedicated space for music and dance.
 - Chobham Manor Community Centre (Bridget’s Café): A community centre serving Chobham Manor.
 - The Hall: A community centre for East Village.
 - Badu Café: An inclusive community café.
 - Good Growth Hub: A hub for skills development and employment support.
 - Build East Skills Centre: A centre focused on construction skills training.
- In the Pipeline:
 - Pudding Mill Lane Community Pavilion: A new community centre.
 - The Yard Theatre: An expanded theatre and community centre.
- Partially Complete:
 - East Bank: Education and cultural institutions.

These projects collectively contribute to the enhancement of community infrastructure, providing diverse spaces for social, educational, and cultural activities.

Delivery of new school

Six new schools were delivered, creating a total of 6,932 new student places.

Name	Age Group	Year Opened	Places
London Academy of Excellence	Education	2012	650
Harris Academy Chobham	Primary and Secondary Education	2013	1780
Mossbourne Riverside Academy	Primary Education	2015	630
Bobby Moore Academy	Primary and Secondary School	2017	1560
Harris Science Academy East School	Secondary	2022	1000
School 360	Primary	2021/22	420
Total			6,932

Delivery of new health facilities

One major health centre was delivered and opened in 2017 to meet the needs of East Village and the surrounding new neighbourhoods, which have since seen the delivery of around 5,000 new homes. In addition, two more health centres have been approved and are awaiting delivery. These new facilities are expected to cater to the future needs of the residents in these developments, aligning with the respective masterplan proposals and the timeline of their delivery.

Health Center	Year Built
Sir Ludwig Guttman Health & Wellbeing Centre	2017
Pudding Mill Lane	Awaiting delivery
Sweetwater	Awaiting delivery

4. New green and open space

In addition to the delivery of Queen Elizabeth Olympic Park, a 22 Green Flag Award-winning parkland covering 255 hectares, LLDC has secured the delivery of an additional 8 hectares of local open spaces through individual developments. Nearly 6 hectares of this has already been delivered, with another 2.5 hectares awaiting delivery. New green spaces have been designated and protected, and LLDC is on track to meet the prescribed standards for accessibility to local spaces for its growing population.

Application reference/Location	Size (ha) of designated open space	Progress
16/00451/OUT McGrath, Hepscott Road	0.95	Under Construction
12/00210/OUT Neptune Wharf	1.18	Completed
16/00685/FUL 415 Wick Lane	0.12	Completed
11/90621/OUTODA Pudding Mill	0.63	Approved
12/00336/LTGOUT Sugarhouse Lane	0.68	Approved
Bromley-by-Bow North	0.63	Part delivered
Bromley-by-Bow South	1.2	Under Construction
11/90621/OUTODA Rick Roberts Way	1.2	Approved
15/00358/OUT Cherry Park	0.27	Completed
12/00146/FUM Chobham Farm	1.43	Completed
Delivered or under construction	5.78	
Awaiting Delivery	2.51	

5. Changes in resident population

Population change

The 2012 baseline for the Legacy Corporation area (i.e. based on 2011 census data) was approximately 10,000. The subsequent midyear population estimates for the three wards that partly fall within the Legacy Corporation area and have any population are set out below. It should be noted that only part of each ward population will fall within the area but provides an indication of the trend in population change. The population of the four wards (Bow East, Bromley North, Hackney Wick and Stratford and New Town)

Year	Total Population (4 wards)	% increase from 2011
2011	55,255	-
2012	56,625	2.5
2013	59,365	7.4
2014	59,660	8.0

The population of the Legacy Corporation area in 2017 was approximately 26,000. Between 2017 and 2036 it is projected that the population of the LLDC Planning Area will increase to 109,000. As of 2017, the population of the area was noted to be relatively young with over 60% being under 34 and only 4% over 65. The Legacy Corporation has a higher proportion of young adults aged 25-34 (33%) than London and the rest of the country (17% and 14% respectively).

The population of the area has developed over time, as of 2020 there is an increase of 11% between 0-18, 13% aged 19-24, 21% aged 25-4 and 21% aged 65+. It is noted that the changes in population by age within the Legacy Corporation area, likely reflect the high level of housing delivery in the area.

Changes in Indices of Multiple Deprivation within wards

2019 saw the release of the updated Indices of Multiple Deprivation Data. It is worth noting that deprivation has lessened across London Boroughs. In 2015, four London boroughs were amongst the 20 most deprived English local authorities, while in 2019 there is only one.

Hackney, Newham, Tower Hamlets and Waltham Forest continue to no longer sit within the top twenty most deprived boroughs.

Hackney, Tower Hamlets and Newham sit higher up comparatively across London where Health Deprivation and Disability Rank is measured and Parts of Hackney continue to fall within the 10% most deprived areas at ward level.

Changes in health indicators for residents within relevant wards

The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.

	Wick	Stratford & New Town	Brom-ley-by-Bow	Bow East	Cathall	Leyton	London
Day-to-Day Activities Limited a Lot	9.4	5.8	7.1	7.4	6.9	7	6.7
Day-to-Day Activities Limited a Little	7.9	5.8	7.2	7.4	7.1	7.2	7.4
Day-to-Day Activities Not Limited	82.8	88.4	85.6	85.2	86	85.8	85.8
Very Good Health	48.1	50.2	46.1	50.1	47	46.2	50.5
Good Health	32.2	35.4	34.6	32.5	35.8	35.9	33.3
Fair Health	12.8	9.7	12.5	11.1	11.8	12.2	11.2
Bad Health	5	3.4	4.9	4.5	3.9	4.3	3.7
Very Bad Health	2	1.3	1.9	1.8	1.4	1.5	1.2

Changes in life expectancy for residents within relevant wards

The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.

Ward name	2010-2014 Life expectancy at birth		2010-14 Life expectancy at 65	
	Males	Females	Males	Females
Wick	75.5	82.3	16	21.6
Stratford and New Town	78.3	82.8	19	22
Bow East	77.8	84.1	18	22.1
Bromley-by-Bow	80.4	82.4	20.9	21.2
Cathall	81.1	82.6	21	20.2
Leyton	78.8	83.3	19.7	21.3
London	80	84	19.1	21.9

Physically active children

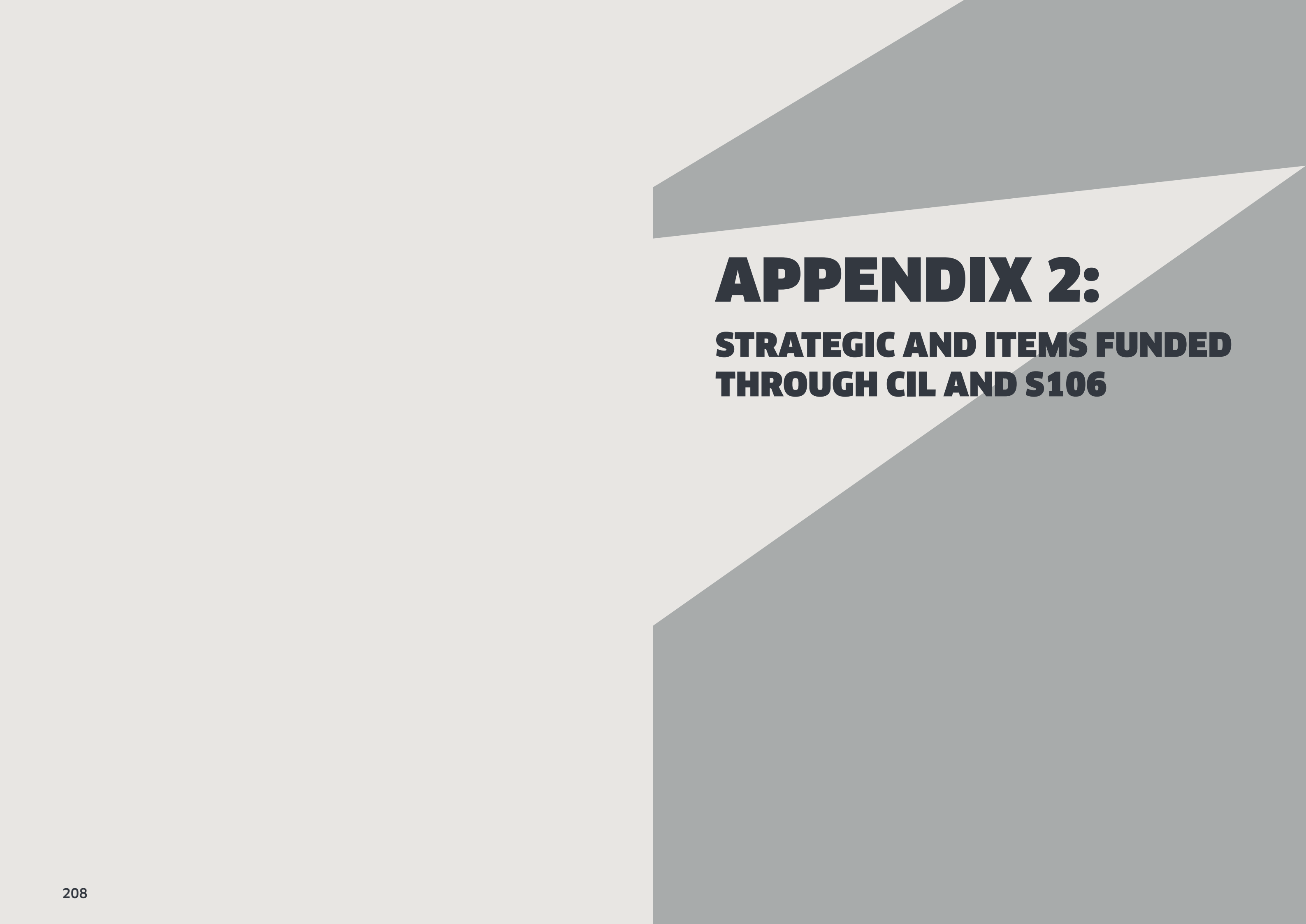
The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.

Borough 2007/8	% of active children
Hackney	81.6
Newham	92.4
Tower Hamlets	86.3
Waltham Forest	92.5

Personal well-being by Borough

The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the 2016 AMR.

Borough (average rating/ranking)	Life Satisfaction	Worthwhileness	Happiness	Anxiety
Hackney	7.42 (24th)	7.56 (26th)	6.99 (30th)	3.36 (3rd)
Newham	7.56 (12th)	7.81 (4th)	7.18 (1st)	3.36 (28th)
Tower Hamlets	7.54 (15th)	7.62 (23rd)	7.26 (26th)	3.13 (15th)
Waltham Forest	7.66 (2nd)	7.84 (9th)	7.42 (15th)	2.77 (27th)
London	7.5	7.73	7.38	3.01



APPENDIX 2:

STRATEGIC AND ITEMS FUNDED THROUGH CIL AND S106

The LLDC's Local Plan is supported by an Infrastructure Delivery Plan (IDP), and associated Infrastructure List, that identifies the infrastructure necessary to support the type and level of planned development. Having **a clear understanding of infrastructure priorities has in turn enabled planners to secure both in-kind and financial contributions from developers towards key projects**. In-kind provisions, such as the inclusion of a community centre or transport infrastructure within the boundary of a development have been secured by Section 106 (S106) agreement, while financial contributions have been secured either through S106 obligations for specific purposes, or through the Community Infrastructure Levy (CIL) which can be applied to any project included on the IDP List.

Financial contributions, both CIL and S106, are allocated by the LLDC's Project Proposals Group (PPG), which was set up early in the LLDC's tenure. It first met in July 2017, and has subsequently held 45 meetings, on a quarterly basis, with exceptional sessions where required. The LLDC used a standard template for funding applications, which were assessed against the following criteria:

Criteria	CIL	S106
Delivery prospects	✓	✓
Match funding	✓	✓
Timing - next 3 years	✓	✓
Infrastructure Delivery Plan Project List	✓	✓
Necessary to support planned growth		✓
In accordance with s106 agreement		✓
Location - proximity of project to scheme that provided contribution		✓
Provision, improvement, replacement, operation or maintenance of infrastructure to support the development of LLDC area (Regulation 59)	✓	

Prior to each PPG meeting, LLDC planners would assess the relevant applications against the above criteria and put forward recommendations to the group accordingly. The group comprised representatives from each of the LLDC's five directorates, namely the Executive Directors or senior officers acting as deputies. From September 2021 onwards, the group also included Borough representatives who acted in a non-voting capacity to steer and inform decision-making.

Where PPG approved the allocation of funds, officers would draft grant funding agreements to be signed by the grant recipients, which set out the terms and conditions of the funding allocation, including ongoing monitoring requirements.

The table below sets out the projects that were allocated funding through PPG, excluding Carbon Offset Fund (COF) and Neighbourhood Priorities Fund (NPF) projects, which are detailed in separate appendices.

Category	Project	LLDC Contribution	Summary (October 2023)	Status
Green/ open/ play spaces	Tramway Avenue Pocket Park	£10,000	Project complete, with a pocket park delivered at the junction of Tramway Avenue and West Ham Lane.	Complete
	Visitor Experience Enhancements and QEOP Hoardings	£185,000	Installation of hoardings and visitor experience enhancement at QEOP, including: • East Bank hoardings • Tenth anniversary 'picture frames' • Sweetwater hoardings	Complete
	Compensatory Reed Bed Habitat	£60,000	Planting reed beds as mitigation for habitat loss through the Stadium transformation.	Complete
	Rick Roberts Way - Tree Transplantation	£16,114.68	Transplanting mature trees from the East Wick and Sweetwater sites to Rick Roberts Way.	Complete
	Canal Park Playground	£25,255.30	Installing timber play equipment has been installed at the Canal Park.	Complete
	Canal Park Bobby Moore Play Space	£64,800	Creating 'play on the way' opportunities adjacent to Bobby Moore Primary School.	Underway (design)
	'Rewilding' Northwall Road	£50,000	Undertaking design work to create a linear park at Northwall Road	Underway (design)
	Old Ford Nature Reserve	£128,050	Opening up access from the towpath to the Nature Reserve at Old Ford	Underway (design)

	Future Gardeners Programme	£150,000	Delivering improved landscaping at three locations, to be undertaken by trainees on the Future Gardeners programme	Yet to commence
	Waterden Green Youth Play Shelter	£62,965.12	The project to deliver an inclusive play space at Waterden Green is under-way. Co-design, with a focus on making the space accessible for teenage girls, is being undertaken.	Underway (design)
Health	Lantern Health	£150,840.02	Project complete, with premises fitted out for Lantern Health CIC (Carpenters Practice)	Complete
Transport/ Public Realm	Stratford Gyratory	£128,731.34	Delivering improvements along Great Eastern Road, including renewal of footway paving and street lights.	Complete
	Construction Transport Mitigation Group	£285,217.50	Convening a group to mitigate the cumulative impact of construction traffic.	Ongoing
	Transport for London	£1,788,995.74	Enabling Transport to London to deliver an extended bus route to Here East, and cycle hire facilities across the LLDC area	Underway
	Bromley-by-Bow Station	£898,794.92	Delivering improvements, including step-free access at Bromley-by-Bow Station.	Complete
	Fish Island Canalside	£37,560.98	Update required	Update required
	Hackney Wick Station	£13,952,264.54	Significantly upgrading Hackney Wick Overground Station, including: an improved ticket hall; a new underpass providing north-to-south connectivity; and lift access to platforms.	Complete
	Stratford Station South West Entrance	£3,508,320.19	Creating a new entrance from the Carpenters Estate to the Jubilee Line concourse.	Complete

	Roach Point Bridge	£1,238,604.75	Securing the southern approach to an improved pedestrian and cycle bridge over the Hertford Union Canal.	Underway (planning permission secured)
	Westfield Avenue	£7,660,133.01	Reducing the carriageway to a single lane in both directions, and repurpose the residual space for pedestrian and cyclists	Underway (under construction)
	Hertford Union Canal Towpath Improvements	£100,000	Delivering improvements for pedestrian and cycle connectivity along the Hertford Union Canal.	Complete
	Sidings Intersection	£207,900	Delivering a safe pedestrian connection at the convergent point of Sidings Street and Montfichet Road.	Complete
	Bromley-by-Bow/A12 Junction	£6,230,955.63	Addressing severance caused by the A12, and improving the surrounding environment for pedestrians and cyclists.	Underway (design)
	Pudding Mill Public Realm Improvements	£260,000	Delivering a series of interim improvements to the public realm at Pudding Mill.	Complete
	Monier Road Street Widening	£50,000	Widening the carriageway at Monier Road to facilitate a bus route.	Complete
	Wick Lane Public Realm	£134,999.50	Undertaking design work to deliver improvements for pedestrian and cyclists at Wick Lane	Underway
	Walking and Cycling Programme	£228,074	Project underway, with the following implemented: • Installation of cycle stands at Mossbourne Primary Academy • Interventions at Copper Street • Delivery of Copper Gardens • Design work for Marshgate Lane Schools Link	Underway
	Hackney Wick School Street Scheme	£43,360	Implementing a School Street at Mossbourne Primary Academy. This has led to a recorded reduction in particulate emissions.	Complete

	Southern Connectivity – Walking and Cycling Programme	£168,829	Undertaking RIBA Stage 3 design work for connectivity improvements at the south of Queen Elizabeth Olympic Park.	Complete
	Copper Garden	£28,233.00	Delivering interim public realm improvements, including planting and seating at Copper Gardens	Complete
	Pudding Mill Lane DLR Staffing Contribution	£205,911.74	Funding provided to TfL for additional staffing at Pudding Mill Lane DLR station to support the ABBA Voyage Arena.	Underway
	Leyton Road and East Village Connectivity	£531,921.75	The project to deliver improvements for pedestrians and cyclists at Leyton Road and East Village is underway.	Underway (design)
	Hackney Wick North South Route	£342,750	Providing improved public realm between Hackney Wick Station and Wallis Road	Yet to commence
	Wick Lane/ A12 Junction	£111,000	Undertaking traffic modelling for improvements to the Wick Lane/ A12 junction.	Underway
	Roach Road Dock Ramps	£51,169.96	Delivering improvements for pedestrians along the canal towpath.	Yet to commence
	Carpenters Road West	£945,733.76	Delivering a segregated cycle track at Carpenters Road West, helping to connect Stratford to Hackney Wick.	Underway (design)
	Pool Street and Carpenters Road	£4,441,199.40	Narrowing the carriageway and improving public realm at Pool Street, to join up with a segregated cycle track along Carpenters Road, connecting to the Cycle track being delivered at Stratford Waterfront.	Underway

	Stratford Walk	£4,662,961	Delivering improved public realm at Stratford Walk. This entails substantial greening, resurfacing and improvements to wayfinding and signage to create an enhanced sense of arrival to Queen Elizabeth Olympic Park from the East.	Complete
	Carpenters Land Bridge	£4,500,000	Delivering a pedestrian/ cycle bridge connecting IQL to the East Bank cultural centre.	Complete
	Marshgate Lane Greenway Links	£1,863,000	Improving connectivity along Marshgate Lane, including over the Greenway and at the rail bridge underpass.	Underway (design)
	Marshgate Lane School Links	£648,550	Delivering a segregated two-way cycle track connecting Bobby Moore Primary to Bobby Moore Secondary Academy.	Underway (design)
	Alice Billings House Public Realm	£61,852	Delivering improved public realm as part of the redevelopment of Alice Billings House by the Creative Land Trust.	Underway (design)
	Red Path	£310,473.02	Co-designing improvements to the Red Path, connecting Hackney Wick to Homerton.	Underway (design)
	Hackney Wick Underpass Mural	£7,500	Delivering a community mural, at the Hackney Wick Station underpass	Complete
	Copper Street Crossings	£106,194.19	Improving crossings for pedestrians and cyclists at Copper Street.	Underway (design)
	Leyton Town Centre Gateway	£470,000	Initial design stages of the project are underway. This will form part of a suite of works that will help 'stitch together' the south of LB Waltham Forest and the north of QEOP.	Underway (design)

	Stratford Station Business Case	£2,312,674.42	The Strategic Outline Business Case for the transformation and enhanced capacity of Stratford Regional Station was submitted to government in 2023. The Outline Business Case is now being prepared.	Ongoing
	Women and Girls Safety Programme	£677,000	The project will include a suite of improvements, including: • Lighting Review and Improvements • Updated Lighting Strategy • Wayfinding Improvements • Public Art Installation • Waterden Green Youth Shelter	Underway
	Chobham Manor Junctions	£459,569	Delivering improvements to junctions within Chobham Manor to create continuous cycle routes.	Yet to commence
	Jupp Road Bridge	£100,000	Delivering short/medium term improvements to improve Jupp Road bridge.	Yet to commence
	Cooks Road	£400,000	Designing and delivering improvements to the public realm along Cooks Road at Pudding Mill.	Yet to commence
	City Mill Greenway Link	£3,288,789.24	Delivering connectivity improvements along and over the triangle of land between the Bridgewater Triangle and Pudding Mill Lane sites.	Underway (design)
	Hostile Vehicle Mitigation	£538,246.14	Installing Hostile Vehicle Mitigation measures to improve safety and security at Westfield Avenue	Complete
	Creating an improved environment for cyclists along Marshgate Lane over the Greenway	£1,492,000		Underway (design)

	Undertaking design and delivery of connectivity improvements at Wallis Road Bridge lift and stairs	£591,928.26		Underway (design)
	East Village Wayfinding	£19,481	Undertaking a review of signage/wayfinding in East Village	Yet to commence
	Rick Roberts Way	£49,598	Undertaking utilities surveys to inform highways design at Rick Roberts Way	Yet to commence
	U07 Underpass Infill	£13,997	Infilling a recess at the U07 underpass to improve public safety	Underway (design)
	Delivering improvements to Prince Edward Road, which has been partially pedestrianised as a neighbourhood square.	£99,546		Underway (design)
	Undertaking a review of Traffic Management Orders in the LLDC area	£12,650		Yet to commence
	Lea River Park Project	£141,000	Improving connectivity in the Lower Lea Valley, including: • Delivery of the Twelvetrees ramp • Upgrade of the A13 underpass	Complete

Affordable Housing	LB Newham Housing Acquisition	£1,204,397.94	Acquiring and refurbishing four properties, to be let as social housing.	Complete
	LB Hackney Travellers Site	£2,000,000	Providing a Gypsy, Roma and Travellers Site in LB Hackney.	Yet to commence
	Chobham Manor Affordable Housing	£22,237,500	Increasing the overall level of affordable housing at Chobham Manor from 28% to 35%. 92% of the new homes were three-bed family-sized units.	Complete
	Newham Affordable Housing Acquisitions	£8,165,711.03	Enabling LB Newham to purchase 30 homes to revert to social rented tenure.	Complete
	Imperial Phase 2	£8,810,000	Enabling 74 homes at Leaside Lock (Bromley-by-Bow) to switch from intermediate tenure to the more affordable London Affordable Rent tenure.	Complete
Social, cultural and community infrastructure	Chobham Manor Arts Programme	£100,000	Delivering the Our Living Arts in Chobham Manor, welcoming new families to the area.	Complete
	House Mill	£150,000	Refurbishment of the lift and restoration of House Mill, a Grade I Listed Building.	Complete
	Lord Napier Public House	£142,000	Refurbishing the Lord Napier Public House, which has been brought back into active use.	Complete
	Talent House for Urban Culture	£700,000	Fitting out Talent House as a specialist music and dance teaching facility, run jointly by East London Dance and Urban Development.	Complete
	Three Mills Improvements	£1,960,000	New and enhanced studio facilities have been made available to support London's creative industries, and Custom House has been fitted out and leased to Harris Federation School.	Substantially complete

	Colegrave Primary School	£2,117,984.77	Constructing a purpose-built facility to replace six mobile classrooms that are beyond repair and refurbishment. The new facility comprises five classrooms and a specialist Profound and Multiple Learning Disability resource.	Underway (under construction)
	The Yard Theatre	£3,287,607.35	Creating an increased-capacity theatre and community space at Queens Yard, Hackney Wick.	Underway (planning permission secured)
	Eastway Hub	£246,189	Delivering a sports and teaching facility now open and operated by LB Hackney at Eastway.	Complete
	Public Art Strategy	£18,000	Delivering the 'First Plinth' sculptural installation at Queen Elizabeth Olympic Park and producing a wider Public Art Strategy.	Complete
	Beatrice Tate School Expansion	£529,891	Funding the permanent expansion of Beatrice Tate School to accommodate pupils with Special Educational Needs across LB Tower Hamlets.	Underway (design)
	Ideas Store Digital Offer	£212,609	Improving the digital offer at LB Tower Hamlets' Ideas Stores to address digital exclusion.	TBC
	Discover Children's Story Centre	£10,640.12	Co-designing and installing a temporary inflatable sculpture at Discover Children's Story Centre	Underway (design)
	Chobham Manor Community Centre	£69,750	Reconfiguring the layout of Chobham Manor Community Centre to facilitate additional space for community hire.	Underway (design)
	Gainsborough Primary School Community Kitchen	£284,496.09	Installing an improved kitchen, that will also function as a learning resource, at Gainsborough Primary School.	Underway (under construction)

Employment and skills	Building Crafts College	£150,590	Running a bespoke carpentry course, and funding 15 full-fee bursaries at the Building Crafts College.	Ongoing
	Badu Digital Hub	£20,000	Specialist fit-out of Badu's digital skills hub	Substantially complete
	Our Newham Work	£98,221.04	Helping to fund two jobs within LB Newham's job brokerage service.	Ongoing
	Construction Skills Centre	£93,900	Funding a range of training and employment activities responding to construction industry needs at the Skills Centre (Build East)	Ongoing
	Good Growth Hub	£150,000	Specialist fit-out of the Good Growth Hub, which will facilitate inclusive economy practices in the LLDC area	Yet to commence
	QEOP Shared Recruitment Model	£31,000	Developing a shared recruitment model for employment opportunities arising at QEOP.	Complete
Other	London Aquatics Centre Solar Glare	£800,000	Mitigating the impact of solar glare on the London Aquatics Centre	Yet to commence
	Design Monitoring	£60,000	Undertaking development design monitoring	Ongoing

APPENDIX 3:

CARBON OFFSET PROJECTS FUNDED

The LLDC has collected Carbon Offset Fund (COF) contributions where developments cannot achieve zero carbon requirements on-site in accordance with London Plan and Local Plan policies.

These contributions have been made available to projects through two open bidding rounds, held in 2022 and 2023. Applications were invited during two three-month windows and, once received, were subject to three initial considerations:

- 1. Location:** All projects were required to be located within the LLDCarea by preference, or within the wider London Boroughs of Hackney, Newham, Tower Hamlets or Waltham Forest
- 2. Additionality:** All projects were required to demonstrate additionality. As per the GLA’s Carbon Offset Funds Guidance (October 2018), this means that the project would not have occurred without the offset funding or under a business-as-usual scenario, and that the project is not required in order to meet national legislation, for example to meet Building Regulations requirements.
- 3. Deliverability of carbon savings:** Sufficiently credible information must have been provided to enable a meaningful assessment of likely carbon savings. The project’s deliverability must also have been demonstrated, with sufficient certainty to provide confidence that the estimated carbon savings can be realised.

Where these three initial tests were met, each project was assessed against the evaluation criteria, set out in the Getting to Net Zero Supplementary Planning Document (SPD). These accord with the GLA’s Carbon Offset Fund Guidance (October 2018):

Evaluation Criteria (source: GLA, Carbon Offset Funds Guidance (October 2018))	Description (source: GLA, Carbon Offset Funds Guidance (October 2018))	Weighting (source: GLA, Carbon Offset Funds Guidance (October 2018))
Carbon cost effectiveness (£/tCO2)	The capital cost per tCO2 saved over the first ten years of the project.	30%
Lifetime cost effectiveness (£/tCO2)	The discounted whole life cost per tCO2 saved over the first ten years of the project. This takes into account administration, fuel costs, maintenance and revenue.	30%
Co-benefits	The broader environmental and social benefits of the project. This takes into account the extent to which the project supports innovation and demonstrates strategic importance.	30%
Monitoring Plan	The extent to which there is a robust monitoring plan in place, which will help demonstrate the project’s deliverability.	10%

To enable standardisation of the assessments, which include both quantitative and qualitative measures, scoring bands were applied for each criterion as below:

Carbon Cost Effectiveness (30% weighting):

Score Cost per tonne CO2 offset

- 4 Up to £285/tCO2
- 3 £286-450/tCO2
- 2 £451-600/tCO2
- 1 £601+/tCO2

Lifetime Cost Effectiveness (30% weighting):

Score Cost per tonne CO2 offset

- 4 Up to £285/tCO2
- 3 £286-450/tCO2
- 2 £451-600/tCO2
- 1 £601+/tCO2

Co-Benefits (30% weighting):

Score	Descriptor	Summary (not published in SPD, but used by officers to ensure consistency)
4	Excellent	The application demonstrates extensive co-benefits across the social, economic, and environmental categories or exceptional benefits within at least one of these categories. The project is likely to respond to clearly identified local challenges, and seek to implement long-term, sustainable change. The application may also be particularly innovative, with the potential to trial new technologies and to act as an exemplar.
3	Good	The application demonstrates a good range of co-benefits across the social, economic, and environmental categories, or significant benefits within at least one of these categories. The project is likely to be responsive to local need and set out to deliver sustainable change. Projects may also demonstrate a moderate degree of innovation
2	Satisfactory	The application demonstrates meaningful co-benefits in at least one of the social, economic or environmental categories. However, these benefits may be somewhat limited in scope. The project is unlikely to demonstrate a high degree of innovation.
1	Poor	The application does not demonstrate any meaningful co-benefits. Those co-benefits that it does deliver across the social, environmental and economic categories are likely to be temporary or small in scale, as well as generic, rather than directly responsive to local need. The project would not be considered to demonstrate any degree of innovation.

Monitoring Plan (10% weighting):

Score	Descriptor	Summary (not published in SPD, but used by officers to ensure consistency)
4	Excellent	The submission includes a description of a monitoring strategy and monitoring plan. The monitoring strategy demonstrates excellent understanding of the project monitoring requirements and presents an appropriate approach to meeting these requirements. The monitoring plan refers to: 1. A project plan (planned or conceived); 2. All relevant KPI's/ baselines and key roles/ responsible individuals, monitoring priorities, (e.g., budget, status, risk, stakeholders, performance, scope); and 3. Details of governance, actions, or mechanisms to help control the project to help ensure deliverability.
3	Good	The submission includes a description of a monitoring strategy and/ or monitoring plan. The monitoring strategy or plan demonstrates good understanding of the project monitoring requirements and presents an appropriate approach to meeting these requirements. The monitoring plan refers to: 1. A project plan (planned or conceived); 2. Some relevant KPIs/baselines and key roles/ responsible individuals, monitoring priorities, (e.g., budget, status, risk, stakeholders, performance, scope) and, 3. Reference to actions or mechanisms to help control the project to help ensure deliverability.
2	Satisfactory	Strategy or monitoring principles described to guide a monitoring plan at a high level, including: 1. A project plan (planned or conceived) is referred to, 2. Few relevant KPI's/ baselines and key roles/ responsible individuals, monitoring priorities, (e.g., budget, status, risk, stakeholders, performance, scope) are referred to, 3. Governance, actions, or mechanisms to help control the project to help ensure deliverability are indicated.
1	Poor	No strategy or monitoring principles described to guide the monitoring plan, including: 1. No reference made to the development of a monitoring plan in relation to a project plan, 2. Little or no reference made to possible baselines and priority areas for monitoring, 3. Little or no reference made to mechanisms to help control the project.

For each project, the weighted scores for each criterion were added together to give an overall score, and the projects ranked accordingly.

As a result, 34 projects were funded, to a cumulative value of £4,780,115.91.

Project	Description	Amount
Stokey Energy: Leaside Trust Renewables and Behavioural Change	Delivering improvements to two buildings owned by the Leaside Trust at Spring Lane, Clapton. Supporting an educational initiative at the centre.	£176,924
London Borough of Waltham Forest: Solar PV for 60 Properties	Installation of solar PV Panels for 60 residential properties, achieving cost savings for residents on their electricity bills.	£240,000
London Borough of Waltham Forest: John Walsh and Fred Wigg Tower	Installation of three communal solar PV systems and vertical wind turbines at John Walsh Tower and Fred Wigg Tower in Leytonstone, providing heating/hot-water fuel cost savings for low-income residents.	£170,250
Repowering London: Repowering Newham	Installation of community-owned solar panels at Stratford Library and Atherton Leisure Centre.	£37,200
The Bromley-by-Bow Centre: Solar Panels	Installation of solar PV panels at the Bromley-by-Bow Centre (a GP practice and community centre, offering a range of services including advice, learning and employment support, as well as physical and mental health support).	£15,636
London Borough of Newham/One Source: Shipman Youth Zone	Supporting the replacement of a poorly-insulated, gas-fire heated building with a new, well insulated building, through the provision of extensive PV and heat pumps.	£212,000
London Stadium: Workforce Entrance PV	Installation of solar PV panels on a new workforce entrance to the London Stadium.	£41,000
London Stadium: Bridge 4 Canopy Solar PV	Installation of solar PV panels on a canopy structure, constructed from re-used materials, at London Stadium chiller compound.	£121,000
London Stadium: Bridge 1 Canopy Solar PV	Installation of solar PV panels on a canopy structure, accommodating a green roof consisting of sedum and wildflower planting, at London Stadium Bridge 1.	£28,000

London Borough of Waltham Forest: Two Sheltered Sites, Solar PV and Communal LED Lighting Upgrade	Providing solar PV for two sheltered accommodation sites (Downland Court, E11 and Turners Court, E15) for older residents living independently.	£78,900
London Borough of Waltham Forest: 19 Off-grid small blocks	Installation of solar PV upgrades at 19 low rise general needs residential blocks in E11 and E17. The intention is that by reducing the need to buy electricity to serve the communal service blocks, the project will reduce services charges for residents.	£68,020
Arts Admin: Heating, Hot Water and Boiler System Upgrade	Contributing to the upgrade of the heating, hot water, and boiler system at Toynbee Studios (LB Tower Hamlets). Technologies funded include: a building management system, point-of-use electric water heaters, and air source heat pumps.	£132,000
London Borough of Waltham Forest: Library of Things, Waltham Forest	Establishing a Library of Things kiosk at Leytonstone Library. This is a social enterprise which allows people to borrow household items, rather than to purchase them, therefore reducing waste that it is ultimately taken to landfill.	£43,000
Mad Leap C.I.C.: Scaling an urban, decentralised approach to circular bioresource management	Scaling a circular food model whereby food waste is processed where it is produced, and the by-products used to grow food for local consumption. This model uses community scale anaerobic digestion (AD) and in-vessel composting (IVC).	£486,685
Grow Studios: Solar Project	Installation of solar PV at Grow Studios, which accommodates 48 studios and workspaces and a community arts and music venue at Grow Hackney.	£86,724.52
London Borough of Waltham Forest: North Birkbeck Road	Installing a solar PV system and air source heat pump at the new High Needs Centre at North Birkbeck Road, providing educational and training opportunities for young people who have been excluded from school.	£124,168
New Wave Federation: Solar PV	Installing solar PV panels at two schools within the New Wave Federation in Hackney.	£270,000
Repowering London: Newham Community Energy	Delivery of community-owned solar PV at four sites within LB Newham.	£253,661

Swanlea School: Solar PV	Installation of solar PV panels at Swanlea School in Whitechapel.	£165,000
Stokey Energy: St Pauls Church	Installing air source heat pumps and solar PV panels at St Paul's Church, LB Hackney, supported by a behavioural change programme.	£116,137
Stokey Energy: Primary Advantage Federation	Installing solar PV panels at two schools within the Primary Advantage Federation in Hackney.	£135,584
Space: Brickfield Solar PV	Installing solar PV panels at Brickfield Studios, which accommodates 50 artists' studios at Bromley-by-Bow.	£52,800
London Borough of Waltham Forest: Energy Efficient Retrofit of the 'Tin Hut'	Retrofitting a community asset within the curtilage of the Leyton Cricket Pavilion to include air source heat pumps and underfloor heaters.	£70,750
London Borough of Waltham Forest: Leyton Cricket Pavilion	Retrofitting the Grade II Listed Leyton Cricket Pavilion, to include insulation, heritage double glazing and airtightness measures.	£172,583
Space: Martello Studios PV	Installing solar PV panels at Martello Street Studios which accommodates 44 artists' studios at London Fields.	£63,960
Repowering London: Attlee Centre	Installation of air source heat pumps and solar PV panels at the Attlee Centre in Spitalfields, a multi-purpose complex offering sports, adventure play and learning facilities.	£110,442.35
Core Arts: Eco Flag Ship	Undertaking an 'eco fit-out', including solar PV installation and insulation, of a purpose-built canal boat, operated by Core Arts, that will help those suffering from mental ill-health through creative arts education	£49,000
London Borough of Newham: Will Thorne Pavilion	Retrofitting energy efficiency improvements to the Will Thorne Pavilion in Beckton, upgrading the current EPC rating of G to D, and returning the currently disused community centre to active use.	329,130

Flint Energy: Dilwyn Court Solar PV	Installation of Solar PV panels and a SolShare unit, that allows PV-generated electricity to be split between individual apartments, at Dilwyn Court, a sheltered accommodation site in Walthamstow.	122,032.04
Hackney Wick and Fish Island Community Development Trust: The Loop Circular Economy Hub	Supporting the reuse of materials as part of 'The Loop' circular economy Hub.	131,115
The Yard Theatre: New Theatre	Installation of a range of energy efficiency and sustainable energy measures at the Yard Theatre's new theatre and community space in Hackney Wick. These will include: PV panels; 'mushroom cowl' e-stack rooftop ventilation units; air source heat pump; and natural ventilation (chimney)	£290,589
LB Hackney: Solar Panels on Travellers Pitches	Installation of solar PV panels at 20 plots within Travellers' sites in the Hackney Wick area.	£199,800
LB Newham: Sandringham Primary School	Delivering energy efficiency and renewable energy measures at the new annexe at Sandringham Primary School in Forest Gate, which provides facilities for learners with Autism Spectrum Conditions.	£27,565
LB Newham: JFK School Annexe Extension	Installation of solar PV panels and air source heat pumps at JFK School in Beckton	£158,460

APPENDIX 4:

NEIGHBOURHOOD PRIORITIES FUND PROJECTS FUNDED

CIL Regulations require that 15% of all Community Infrastructure Levy (CIL) receipts collected by a charging authority are spent in consultation with the local community. The LLDC has managed this sum through the Neighbourhood Priorities Fund (NPF) which enables local communities to bid for funding for projects that will contribute to:

- The provision, improvement, replacement, operation, or maintenance of infrastructure; and/or
- Address the demands that development places on the LLDC area.

The LLDC ran four NPF bidding rounds, in 2018, 2019, 2020 and 2022, through which a total of £3,986,502.90 was allocated to a total of 78 projects. During these bidding rounds, LLDC Planning and Regeneration Officers held online workshops and 1:1 meetings to support community groups to bring forward applications for projects.

Once received, applications were assessed against the below scoring criteria:

Criteria
Project proposal in accordance with Local Priorities
The project is concerned with addressing the demands that development places on an area or the project includes the provision, improvement, replacement, operation, or maintenance of infrastructure [NB essential criteria]
Delivery partner(s) suitable to the scale and cost of the project
Delivery possible within the next 2 years
Additional funding source identified if necessary
Value for money i.e. cost v benefits
Score

To conclude whether an application met the above criteria, LLDC officers ran a two-stage process:

1. Officer Assessment: Officers assessed whether the project met the necessary criteria for funding in principle.
2. Community Assessment: Members of the LLDC’s Park Panel were asked to prioritise each project based on its community benefits.

Officer Assessment

Officers firstly considered the project’s **location**. As per the application form, the project must fall within the LLDC area, and be connected with and meet the needs of the local community within the LLDC area. In reaching a conclusion about this, officers took the view that a project must either be substantially run from premises within or directly adjacent to the LLDC boundary or, alternatively, must clearly demonstrate how it would primarily benefit LLDC communities.

Officers subsequently considered the project’s **deliverability**. This included the following considerations:

- Whether the body applying meets the relevant criteria:
 - o Being formally constituted
 - o Having a bank account requiring two unrelated signatories
 - o Having at least two unrelated management committee members, if they are an unincorporated organisation or voluntary group
 - o Having good financial management procedures, including records of income and expenditure (or partnering with a delivery body who has these structures in places)
- Whether the project can demonstrate delivery partner(s) that are suitable to the scale and cost of the project
- Whether delivery of the project is possible within the next two years. This included consideration of whether relevant permissions had been obtained (or could reasonably be expected to be obtained), and whether an additional funding source had been identified (and funding secured) if necessary.

Officers also undertook an assessment to conclude whether value for money could be demonstrated. This involved the following key considerations:

- Whether the project entails the provision, improvement, replacement, operation, or maintenance of infrastructure, and/or addresses the demands that development places on the LLDC area.
- Whether the project demonstrates additionality, i.e., creating a new offer or developing an existing offer, rather than supporting the continuation of an existing service.

Community Assessment

To reach a conclusion as to whether the project is in accordance with local priorities, officers provided summaries of each project to Park Panel, a group of local stakeholders, and asked them to ascribe each a high, medium, or low priority rating.

Project Proposals Group

Reports detailing the officer and community assessments were then taken to the LLDC’s Project Proposals Group, who voted on which projects would be allocated funding.

Neighbourhood Priorities Fund Projects

Funding Round	Project	Neighbourhood Priorities Fund Contribution	Summary
2018	Ambition, Aspire, Achieve: Children and Young People’s Outside Space	£29,000.00	Developing the Glyn Hopkin Abbey Hub’s outdoor space for children and young people.
2018	Bobby Moore Academy, Poplar HARCA and Sustrans: Bike It	£29,934.00	Embedding a cycling culture at the Bobby Moore Academy, working with the entire school community to deliver a behaviour change project called Bike It.
2018	Inner World Arts: Hackney Wick Boulder Project	£8,075.00	This project would provide free bouldering sessions at Hackney Wick Boulder Project for those suffering from mental health issues.
2018	St. Mary of Eton/ XLP: Youth Worker	136,521.00	Employing a youth worker to support young people in Hackney Wick, through the provision of mentoring.
2018	Studio Wayne McGregor: Creative Dance	£29,600.00	Delivering a programme of creative dance activity for the local community in Hackney and Newham.
2018	The Yard Theatre: The Olympic Park Society (OPS)	£176,500.00	Unlocking the potential of community spaces across the area, providing the vital fit out to The Hall, a new community space in East Village, and establishing a wide programme of activity to activate The Hall and sustain Hub67 through community-led participation.

2018	Trowbridge Centre: Trowbridge Gardens	£29,923.75	Creating a sustainable community garden in Hackney Wick, providing relevant practical workshops and organising discussions about sustainability, circular economy and how to reduce waste.
2018	View Tube: Community Outreach	£24,090.00	Enhancing existing routes to QEOP and building on the ViewTube's informal character to trial new activities to attract old and new communities through celebration, arts and wellbeing activities.
2019	Bikeworks: Ride Side by Side	£30,000.00	The Ride Side by Side project enabled residents within the LLDC area to make short trips, to keep appointments, visit the shops or make social visits on a Side-By-Side cycle, accompanied by a trained rider. The project worked with people over 60, people with an issue of mobility and people who are visually impaired.
2019	Chat's Palace: The Palace Club	£9,500.00	Providing artistic and social opportunities for local older people (aged 65+).
2019	Hackney Wick and Fish Island Culture Interest Group: Creative Wick	£ 23,280.00	Supporting the redevelopment and expansion of the Hackney Wick & Fish Island Cultural Interest Group (CIG). Building on the area's recent designation as a Creative Enterprise Zone (CEZ),
2019	E20 Football Foundation: Academy	£102,550.00	Providing residents of all ages free football development sessions, tournaments and leagues. The program offered children, young people and adults of all backgrounds and abilities the opportunity to enjoy and participate in training mentored by qualified and experienced coaches throughout the week:
2019	E20 Football Foundation: Football Unites	£19,230.00	Widening access to free football development sessions for a 4-week summer window, with a view to bringing communities together.
2019	Inner World Arts: Hackney Wick Youth Club	£29,362.00	Delivering an innovative wellbeing project, aimed at 16-25 year olds providing skills based activities to 120 young people over a year

2019	Stratford Original: Community Engagement Project	£7,000.00	Through artist-led workshops, providing the opportunity to collect and collate people's perceptions and aspirations for Stratford, a place where they live and work.
2019	The Line Art Project	£29,842.00	Enhancing community engagement with The Line, London's first dedicated art walk connecting Newham, Tower Hamlets and Greenwich.
2019	Ambition, Aspire, Achieve: Glyn Hopkin Abbey Hub	£129,000.00	Extending the Glyn Hopkin Abbey Hub, which offers year-round, fully inclusive opportunities, activities and services for children, young people and families living in the Three Mills Estate and in the new developing communities along the Lea and in E20.
2019	Core Arts: Eastway Community Hub	£166,073.00	Greening the new community hub at the formerly disused Eastway Depot in Hackney Wick.
2019	Gainsborough Primary School: Play Space and public Realm	£143,000.00	Creating a new and welcoming entrance to Gainsborough Primary School, and providing a community garden.
2019	Hackney Council: Old Baths	£115,722.95	Improving the offer at Hackney Wick Old Baths, through the provision of sport activities, community gardening, and improved, welcoming and accessible public realm.
2019	Hackney Wick & Fish Island Community Development Trust	£56,020.00	Supporting the Hackney Wick and Fish Island Community Development Trust, which was established to secure and protect affordable creative workspace to support the creative economy.
2019	ProBike Services: Sustainable Cycle	£36,025.00	Working with LB Newham's Pupil Referral Unit to support students through sustainable work-based learning. Students worked on repairing abandoned and recovered bicycles, which were then gifted to local victims of bike crime and marginalised groups or individuals living and working with the QEOP.

2020	London Borough of Newham, Populo, make:- good and Wood Street Walls: Creative Courts	£29,884.00	Revitalising the recreation areas within the Carpenters Estate, Stratford.
2020	Social Farms and Gardens: Cultivating Communities	£23,360.00	Delivering a year-long programme of 50 outdoor learning and physical activity sessions at Carpenters Estate
2020	Football Unites: Community Football	£15,135.00	Providing free football and family sports programmes within a 1-mile radius of QEOP.
2020	Disability Sports Programme	£28,349.00	Delivery of two sports clubs to allow disabled residents in the local community to participate in regular sports activities.
2020	Skaped: Let's Talk Gender Equality	£10,099.00	Delivering a 14-week programme, comprising virtual workshops on the topic of gender equality, with 30 beneficiaries.
2020	UnAge	£19,400.00	Expanding and enhancing a food start-up programme and running a project to build new intergenerational food businesses that deliver food locally to reach older people who are isolated because of the pandemic.
2020	Bikeworks: Ride Side by Side	£28,625.00	Enabling local residents within the LLDC area to make short trips, to keep appointments, visit the shops or make social visits on a Side-By-Side cycle, accompanied by a trained rider.
2020	Carpenters Estate Community Archive	£19,120.00	Gathering together a range of stories from existing and former residents to create an oral, digital and written record of what home has meant, what it should mean and what the people's history of Carpenters Estate is, with a view to feeding into emerging plans for the estate.
2020	Our Park Life: Community Conservation Project	£29,650.00	A pilot programme, delivered over a two-year period, that brought local people together through a range of gardening workshops that support conservation, horticulture and planting.

2020	Our Park Life: QEOP Archive	£16,300.00	Creating an archive to document the impact of the 2012 London Olympic and Paralympic Games on the local area.
2020	Social Ark	£30,000.00	Providing structured learning, mentoring and wrap-around support to enable 18-30 year olds from disadvantaged backgrounds across the Olympic Boroughs to develop social businesses
2020	Stour Trust CIC	28,500.00	Providing a community asset to offer key services to the wider Hackney Wick and Fish Island community, partnering with East Bank institutions such as UCL and UAL.
2020	The Yard Theatre: Gainsborough Primary School Drama Club	10,074.00	Delivering 24 weekly sessions of free, high-quality drama provision within the after-school programme between January 2021 and July 2021.
2020	Ambition, Aspire, Achieve: The Abbey Wood	23,000.00	Developing an area of mature woodland as a community and learning resource.
2020	Badu: Gainsborough Playing Fields Sporting Hub	248,000.00	Developing Gainsborough Playing Fields as a sporting hub, offering weekly activities for young people The hub will focus on engaging BAME people from under-resourced socio-economic backgrounds in sport as a way of connecting them to QEOP
2020	Badu: Badu Café	249,000.00	Providing a community hub in a café at Hackney Bridge, serving as a bridge between the new and existing communities bringing them together to thrive.
2020	Change Please Foundation	125,000.00	Opening a café in the LLDC area, offering training for people experiencing homelessness.
2020	Grow Hackney: Grow Well	81,470.00	Working with the local artistic/ musical community to creative a COVID-secure pop-up space and providing floating planters at the canalside area.
2020	You Me Us FC	150,456.00	Providing a combination of football training, mindset coaching and business mentoring.

2020	The Palace Club	45,000.00	Supporting programme delivery within a social hub for local people aged 65+ years.
2020	D-Lab: Architecture Apprenticeship Accelerator Programme	135,332.00	Funding a Community Engagement Lead & Curriculum Delivery Coordinator to raise awareness in schools of design/architecture career routes.
2020	Gainsborough Primary School: Community Training Room	150,440.30	Improving the community training room within Gainsborough Primary School, to enhance the provision of skills development training for parents and adults from the local community
2020	Mary Ward Settlement	£95,000.00	Creating a welcome area on the ground floor of the new Mary Ward Settlement building in Stratford, including a frontline information and signposting service for a multi-service charity.
2020	1st QEOP Rainbows, Brownies and Guide Units	75,522.39	Providing accessible camping equipment to supported disabled members of the units and staff both during weekly meetings and during trips away.
2020	The Line - Nature on The Line	131,589.15	A series of initiatives to further enhance public spaces in the LLDC area, with artworks relating to nature.
2022	XConversation: Be The Change	29,990.00	Working with criminal-justice-experienced individuals to educate and inspire 'at-risk' youth to make better life choices. The 'Be the Change' project was a 12-month programme split into 3 parts, supporting young people to progress into meaningful employment, education, or training opportunities.
2022	Ambition, Aspire, Achieve: Glyn Hopkin Abbey Centre	29,000.00	Funding a new phase of development of the Glyn Hopkin Abbey Hub site, which provides fully inclusive activities for young people.
2022	Social Ark: Step Up Programme	30,000.00	Working with up to 10 local young people from under-resourced communities to develop social enterprises informed by their own lived experiences.

2022	Social Farms & Gardens: Carpenters Estate Garden	29,347.00	Using the theme of community garden management to build on the skills and employability of Carpenters Estate residents.
2022	Yard Theatre: Yard Youth Access	22,360.00	Delivering a new Yard Youth Access project to remove barriers to participation for D/deaf and disabled young people local to the Queen Elizabeth Olympic Park.
2022	XLP:QEOP Youth Work	30,000.00	Supporting a Youth Worker at QEOP to continue their work, and to integrate with other projects, including school mentoring, work visits and work experience placements.
2022	Bloom: Nature in Education	27,452.25	Connecting young people to nature through a range of relatable educational activities.
2022	Skaped: Skaped On Tour	26,780.00	Running workshops, educational programmes, and community events to inspire and empower young people by exploring self-worth, community building and social change issues, from gender inequality to discrimination.
2022	Arbeit Projects Ltd.: Artists in Residence	29,481.00	Inviting three artists for four-month paid residencies, during which time they would create a work for display in the new garden at the Trowbridge Gardens in Hackney Wick.
2022	Gainsborough Primary School: Facilities for the Yard Theatre	30,000.00	Enabling the Yard Theatre to temporarily use facilities at Gainsborough Primary School for administrative, rehearsal and community purposes while their new permanent space is being constructed.
2022	D-Lab Studios: Creativity Clinic	30,000.00	Providing mentoring and upskilling for the creative industries in addition to their successful Architectural Apprenticeship Accelerator Programme.

2022	Beyond A Song CIC	22,700.00	Support the wellbeing of women from under-resourced backgrounds, empowering them to develop their confidence and skills, using their voices to champion their communities. This is delivered through bespoke programmes, providing a combination of learning and wellbeing workshops to locals around the Chobham Manor Community Centre and the Good Growth Hub.
2022	Social Ark Truce n Train	30,000.00	Supporting an inclusive youth-led group in Stratford that works with individuals, schools, and intervention services to empower 11-19-year-olds identified as 'at-risk'. Using boxing, mixed sports, mentoring and tailored skills development, helping youth go from being 'at risk' to becoming respected leaders in their communities
2022	Badu: The Hidden Talent	29,125.00	Delivering a programme led by young people which provides support to people aged 18 - 25 from Black and Global Majority backgrounds by offering access into corporate industries and roles, combating the lack of diversity within corporate spaces.
2022	Sirlute: Young Stars Create	30,000.00	Providing creative music, film, and fashion programmes to majority Black and Minority Ethnic 'at-risk' children and young people (CYP) across the Olympic boroughs. Beneficiaries are aged 5 - 25 years old, from low socio-economic backgrounds and experiencing poverty.
2022	1st QEOP Rainbows, Brownies and Guide Units	17,137.02	Helping the group to deliver inclusive camping trips. In particular, funding provides for a range of camping equipment, as well as alterations to the storage shed and toilet/shower block at the group's site in Chigwell Row. The project enables all group members to go on local residential trips, including those that can't afford to contribute.

2022	Skate Gals & Pals	30,000.00	Creating a semi-permanent skating facility at the Queen Elizabeth Olympic Park at the future City Mill Skatepark (Newham side) and delivering regular skate sessions for individuals of all age at the Queen Elizabeth Olympic Park. The intention is to provide a greater range of physical activities to Newham residents and facilitate a space for people of all generations and genders, especially marginalised communities, at no or low-cost.
2022	Newham Cycle Sisters	30,000.00	Addressing under-provision of cycle training and cycle activities for Muslim women and widening representation in cycling.
2022	Football Unites: Female Football Programme	30,000.00	Delivering a programme offering women and non-binary participants of all ages free football development sessions, tournaments and leagues.
2022	UnAge: Secret Sauce	30,000.00	Delivering an acceleration programme for food businesses based in Hackney, Tower Hamlets, Newham and Waltham Forest, with special attention to ethnic minority groups from disadvantaged backgrounds. It focuses on adults and seniors, and embraces the emotional aspects of starting/ scaling a food business, to create a safe space in which participants are welcome to be open about their wellbeing and mental health.
2022	Groundworks London: Chippy & Chips	22,974.00	Offering activities such as carpentry and woodwork workshops, to appeal mainly to local men aged 65+.
2022	Aspire, Support, Learn: Chobham Manor Community Centre	30,000.00	Delivering sustainable ventilation at the Chobham Manor Community Centre, which provides support for the local community, including offering recreational, educational and training opportunities for young people.
2022	English for Action London: Together for Tower Hamlets	27,076.00	Providing two accredited ESOL (English for Speakers of Other Languages) courses for 35-40 local migrants, refugees and people seeking asylum in Tower Hamlets (Bow East and Bow West wards)

2022	Apply Yourself: Mentoring Programme	30,000.00	Providing monthly mentoring sessions for 15 young people (aged 11-18), referred by local schools (Bobby Moore Academy and East London Science Schools)
2022	Hackney Wick and Fish Island Community Development Trust: Community & Enterprise Activator	30,000.00	Employing a Community and Enterprise Activator for a proposed temporary circular economy hub (The Loop).
2022	Groundworks London: Slow Crafts Club	22,172.50	Enabling LB Hackney residents, aged 50 +, to improve their wellbeing through social and therapeutic crafting. Textile gifts created by participants will be donated to beneficiaries located within the LLDC planning area.
2022	Skate Cabal	30,000.00	Running roller-skating activities for adults and young people, catering to diverse demographics
2022	Hackney Wick and Fish Island CIC: Hackney Wick and Fish Island Cultural Interest Group.	10,000.00	Developing a method of measuring the CIG's impact within the local area, which would inform the future development of the Cultural Interest Group in a sustainable manner.
2022	Yucan CIC: Yucan Thrive	23,640.00	Delivering a 12-month programme that supports the wellbeing of young carers, through expert co-designed care plans, befriending, workshops and respite opportunities.
2022	Newham Muslim Forum CIC: The Space	27,600.00	Expanding the offer at the Space to include mental wellbeing activities, bereavement support, addiction clinics and relationship counselling. This includes employment of a dedicated mental health professional to run these services.
2022	Hackney Tree Musketeers	15,114.49	Working with primary schools with the LLDC area to teach pupils about tree growth and propagation, and to run practical activities including tree planting.

APPENDIX 5:

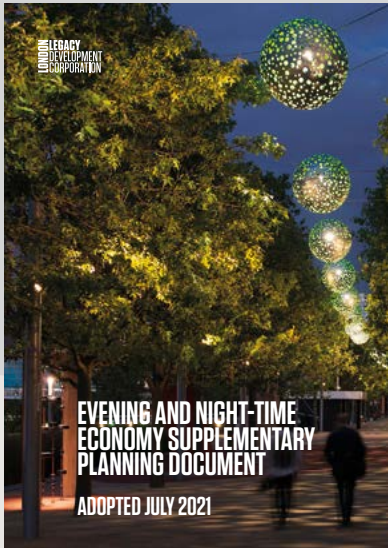
DOCUMENTS PUBLISHED WITH RELEVANCE TO PLANNING AND PLACEMAKING

This appendix provides a list of and summary for each of the documents that have been referred to in the main body of this report.

Planning authority formal documents

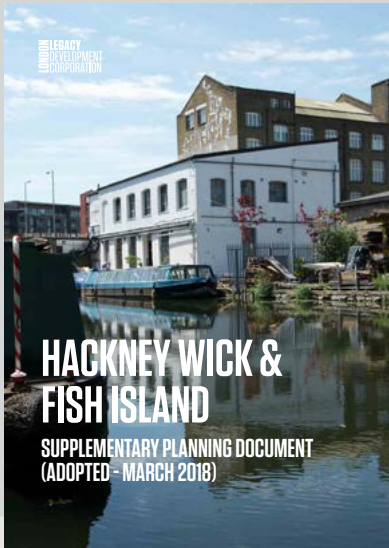
Evening and Nighttime Economy SPD

This SPD provides guidance to ensure the growth in the Night Time Economy (NTE) is encouraged, whilst being managed correctly and sustainably, to benefit all and not to the detriment of other development and activity. Equally, it is important to take into account existing night-time activity, where it plays an important economic or placemaking role in an area.



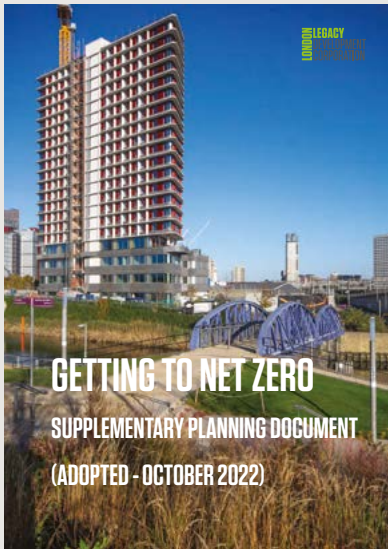
Hackney Wick and Fish Island SPD

Provides detailed guidance on Local Plan policy and site allocations in this area along with detailed design guidance and principles including its heritage context and workspace provision requirements.



Getting to Net Zero SPD

Sets out guidance on the reduction of carbon emissions from new development and the carbon price and mechanisms of the LLDC Carbon Offset Fund, based on Local Plan and London Plan policy requirements.



Pudding Mill SPD

Provides guidance and principles building on the Pudding Mill Local Plan site allocation where comprehensive change and development is planned for this strategic site across multiple landownerships



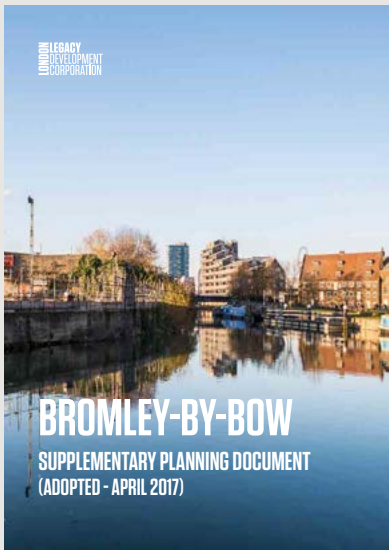
Planning Obligations SPD

Provides guidance on securing financial and in-kind contributions from development to meet the needs of those schemes, in the form of Community Infrastructure Levy policies and process, and requirements for specific matters that would be secured through S106 legal agreement, such as affordable housing, affordable workspace, physical and social infrastructure.



Bromley-by-Bow SPD

Provides further guidance to the Bromley-by Bow Local Plan site allocation where comprehensive development is in progress. Focuses on delivery of the masterplan proposals for Bromley-by-Bow South, including a District Centre, social and physical infrastructure



Fish Island and White Post Lane Conservation Area Appraisal and Management Guidelines

Appraisal of the heritage value of the conservation area and guidelines for management of the conservation area in context of development and change.



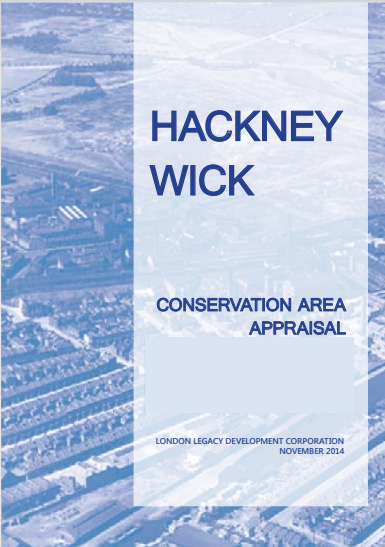
Planning Authority Annual Monitoring Reports 2013-2024

Provides a report on Key performance indicators identified in the Local Plan and associated planning development delivery data for each year.



Hackney Wick Conservation Area Appraisal and Management Guidelines

Appraisal of the heritage value of the conservation area and guidelines for management of the conservation area in context of development and change.



LLDC corporate policy and guidance documents

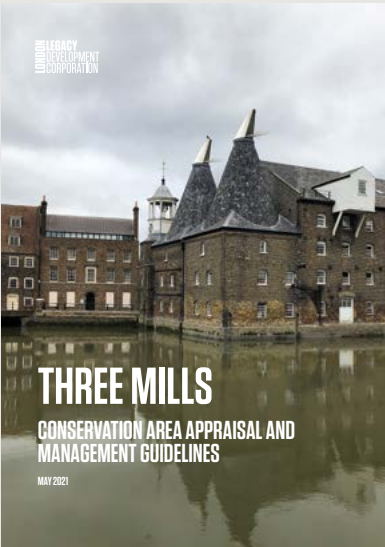
LLDC design quality policy

It builds upon the design processes we set out in 2012 and adds more definition of what is required when designing and building in our neighbourhoods. It gives local exemplars delivered both by LLDC and by adjacent developers. It captures how we have responded to the need for sustainable and inclusive design, encouraging integration and convergence for the communities around the Park as part of high-quality design. As well as standards and principles, it sets out the importance of spaces as well as buildings, the opportunities for innovation to tackle the barriers created by the spectacular blue and green infrastructure of the Lea Valley, and the significance of local patterns and typologies.



Three Mills Conservation Area Appraisal and Management Guidelines

Appraisal of the heritage value of the conservation area and guidelines for management of the conservation area in context preserving the historic fabric while ensuring uses are maintained or expanded.



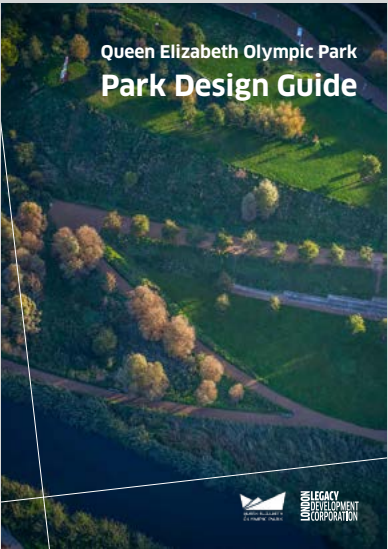
Inclusive Design Standards

Provides guidance for LLDC schemes and non-LLDC schemes for how to achieve inclusive design, setting out standards to follow.



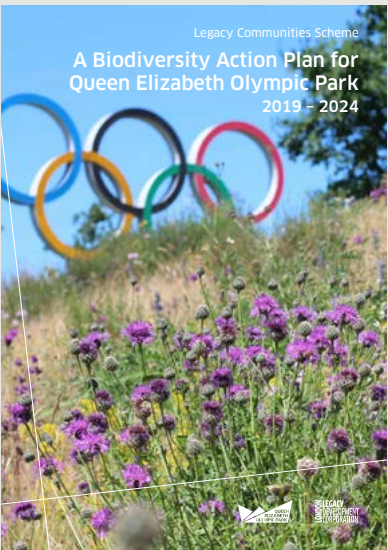
Park Design Guide

This guidance sets out the expected standards for ensuring that good design, climate resilience and biodiversity are sustained across the open spaces of the Estate, whilst integrating place making principles as part of the ongoing management of the Park. This update reflects LLDC's commitment to The Paris Agreement and our target of net zero carbon by 2030. Our approach is to consider climate risk and embed climate resilience and nature positive design in order to deliver an exemplar, future ready Park and surrounding neighbourhoods. This guide is an update to the existing Park Design Guide 2018 and supersedes all previous versions.



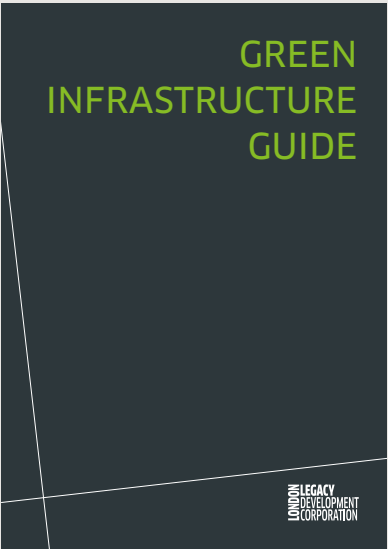
Biodiversity Action Plan

Sets out all conservation work at the Park carried out to date, and sets the direction for long-term habitat management to maintain and enhance biodiversity across the Park.



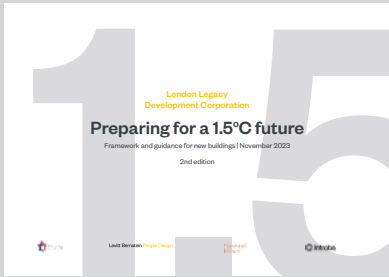
Green Infrastructure Guide

Sets out best practice for delivering integrated green infrastructure at the heart of an urban regeneration project, supporting the Mayor of London's environmental policies addressing the climate emergency, biodiversity restoration and enhancement, and health and wellbeing inequalities.



Preparing for a 1.5 Degree Future

Sets out the LLDC's vision and aspirations for the built environment within the context of the climate emergency. Provides pragmatic guidance on the delivery of exemplar developments when preparing for a 1.5 Degree Paris Agreement-proof future.



Other relevant documents and study reports

LLDC Area Characterisation Study

The study identifies the physical characteristics of the area as a whole and breaks this down into character areas, identifying key positive and negative features. This is combined with planning information to determine the potential impacts on character. The aim of the study is to provide an in depth understanding of the character of the Legacy Corporation area today and how it has evolved to this point, to provide guidance and parameters to influence future development in the area through a variety of means, including:

Describing the evolution of the Legacy Corporation area and identifying the main drivers for change; Identifying the range, date and form of landscape and building types and relating them to the evolution of the area; Differentiating character areas as well as describing and explaining their distinctive qualities.

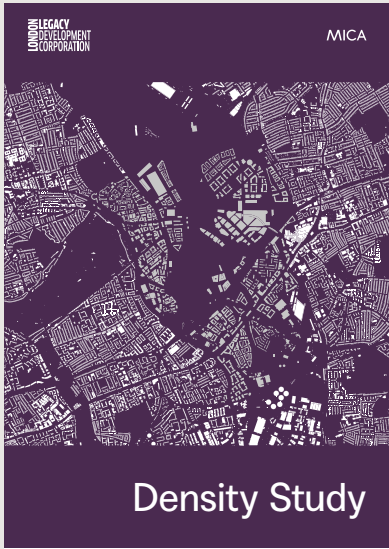


Housing Density Study

The Study builds on and complements the LLDC's Characterisation Study 2019 by providing detailed assessment of existing and planned densities across the area. Through study of various typologies and relevant built examples, the Study also examines the various ways that different densities are achieved.

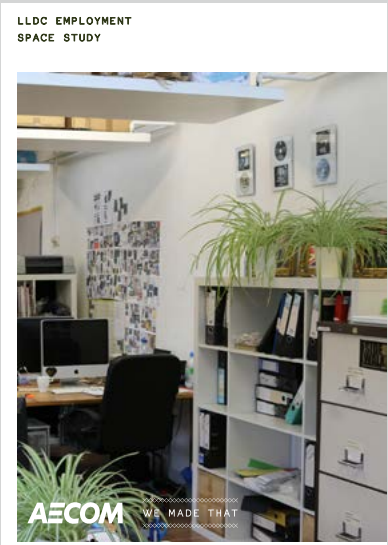
The report is divided into two parts:

- Part 1: Density mapping and literature review and;
- Part 2: Case studies as a way to explore the relationship between building typologies and densities.



Employment Space Study

The Employment Space Study provides guidance on the re-provision of (former) B use class employment space within the three geographic areas for which there are Supplementary Planning Documents. This guidance refers to six B use class employment space typologies and the key spatial and non-spatial characteristics which should be considered as part of the planning process to ensure successful delivery. Particular attention is paid to the challenge of delivering the six typologies within a mixed-use development context that include



Pudding Mill Land-use and Design Framework

The land-use and design framework sets out principles for how the Pudding Mill area could emerge across its different landownerships and provided evidence to support the Pudding Mill Local Plan site-allocation and subsequently the Pudding Mill SPD.



Youth Play Space Study

A research and mapping exercise into the provision of existing play space for youth (12+ years), in and around the LLDC site, establishing where there is a deficit of facilities, a study of current best practice, along with a series of precedents. Specific opportunities are identified for future provision in the LLDC area.

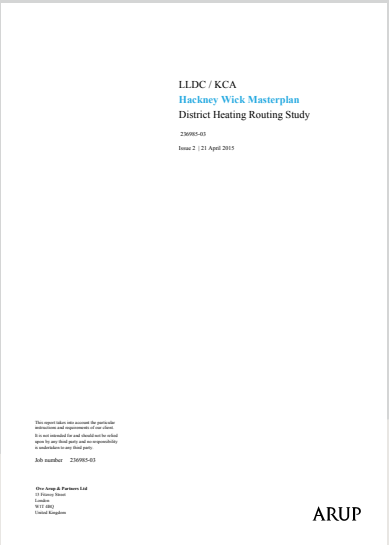


HWFI Heat Network Study

A review of route options and constraints has been undertaken for the supply of District Heating to the Hackney Wick Masterplan area. The study has been based

on the heat supply originating from the Queen Elizabeth Olympic Park network Energy Centre at Kings Yard, exploring possible routes to the masterplan area,

paying particular attention to the options for crossing the key obstacles, published alongside the Hackney Wick and Fish Island SPD.



Local Plan evidence studies.

A number of other studies were prepared or commissioned to provide evidence in support of the preparation of the LLDC Local Plan and its subsequent review.

Key studies and reports included:

- Infrastructure Delivery Plan
- Local Plan and CIL viability studies
- Housing Requirements Study
- Population Survey & Report with demographic profile and forecasts
- Business Survey & Report
- Employment Land Review
- Retail and Town Centre Needs Assessment
- Creative and Cultural Opportunities Assessment
- Open Space and Playspace Assessment
- Flood Risk Review Study
- Schools and School Place Review.

LONDON
LEGACY
DEVELOPMENT
CORPORATION

